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Item No. 6.3	Classification: Open	Date: 13 March 2024	Meeting Name: Planning Committee (smaller applications)
Report title:	<p>Development Management planning application: Application 23/AP/1993 for: Full Planning Application</p> <p>Address: Doctor Harold Moody Park, Gordon Road, SE15 3RG & Consort Park, Gordon Road, SE15 3RH</p> <p>Proposal: Refurbishment of Consort Park and Dr Harold Moody Park, including connecting the two parks together by closing the eastern end of Sturdy Road to motor traffic, and transforming this section of highway into park land. Works to Consort Park include reduction and remodelling of existing mounds, tree removals, new footpaths, seating, creation of meadows, tiny forest and specimen tree planting. Works to Dr Harold Moody Park include expansion and refurbishment of existing playground, amendments to multi-use games court fencing, new pump track, miscellaneous informal sports equipment and cycle parking; tree planting, hedging and planting. Closure of the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road to facilitate expansion of the playground. Works to the stopped up section of Sturdy Road includes earthworks, new footpath link to Gordon Road, tree planting and turning head within Dr Harold Moody Park.</p>		
Ward(s) or groups affected:	Peckham and Nunhead		
From:	Director of Planning and Growth		
Application Start Date: 17.07.2023		PPA Expiry Date: 27.03.2023	
Earliest Decision Date: 27.09.2023			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

2. The application involves the refurbishment of Consort Park and Dr Harold Moody Park. Consort Park is located on the corner of Gordon Road and Sturdy Road. Dr Harold Moody Park is located south of Consort Park. The proposal includes the closure of the eastern end of Sturdy Road to create a green link and improving the accessibility by users of different needs in accordance with the council's public sector equality duty. The proposed works are necessary because play facilities within the park are in poor condition with poor accessibility. Within Consort Park, the proposed works are required because the existing play equipment, benches and derelict area of multi-coloured wet pour rubber surfacing are in poor condition and are at the end of their lifespan. Grass

mounds in the park limit visibility/accessibility and create hidden areas which are prone to anti-social behaviour. On the other hand, Dr Harold Moody Park has subtle areas of mounding allowing views across the park and tree planting is restricted to the perimeter of the park.

3. The proposal includes connecting the two parks together by closing the eastern end of Sturdy Road, and transforming this section of the highway into park land. The plans would allow the expansion and refurbishment of the existing playground, amendments to multiuse games court fencing, new pump track, miscellaneous informal sports equipment and cycle parking; as well as the reduction and remodelling of existing mounds, tree removals, new footpaths, seating, creation of meadows, tiny forest and specimens tree planting. The closure of the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road would facilitate expansion of the playground. Works to the stopped up section of Sturdy Road would include earthworks, new footpath link to Gordon Road, tree planting and turning head within Dr Harold Moody Park.
4. The proposed development would not detract from the openness and the character of the existing open space, nor would it cause adverse harm to the significance of Nunhead Green Conservation Area.
5. Revisions have been made to the turning head in light of the comments received from the Council's Transport and Highway Teams. In conclusion, the proposal is found acceptable in terms of safety, design, ecological and arboricultural impacts. The proposal not only includes improvements of the parks' facilities and biodiversity gain but by amalgamating the two parks, it creates a new green link and functional space to support active travel. This facilitates a more distinctive and functional open space that will contribute to the area's social infrastructure. The application is therefore recommended for approval subject to planning conditions.

BACKGROUND INFORMATION

Site, location and description

Location

6. The application site comprises two green spaces named Consort Park and Doctor Harold Moody Park, forming two L-shaped public areas separated by Sturdy Road. The site is bounded by Brayards Road to the north, Gordon Road to the east, Consort Road to the west and Ellery Street to the south.

7. Figure 1: Site Location Plan



8. Figure 2: Highlighted Site from Google Earth



9. Figure 3 View of Doctor Harold Moody Park from Consort Road



10. Figure 4 View of Doctor Harold Moody Park from Sturdy Road



11. Figure 5 View of Consort Park from Sturdy Road



12. Figure 6 View of Consort Park from Gordon Road



13. The two parks are contrasting in character. Consort Park is a linear, small local neighbourhood park surrounded by a care home, redundant church and residential houses to the west and north. It includes some play equipment and grassy mounds. Dr Harold Moody Park is open on all sides and the areas of mounding are more subtle than Consort Park. This park includes a playground and a multi-use game area (MUGA).
14. Enclosed by residential uses and immediately adjacent to Greenhive Care Home, the site provides not only a public amenity area, but also routes throughout the park to different destinations. Reflecting the latter function, Harold Moody Park benefits from multiple access points due to it being open on all sides, the four pedestrian access points are located to the north on Sturdy Road, Gordon Road to the east and two entrances are located on Ellery Street to the south-west and south-east. Consort Park benefits from two pedestrian entrances, one to the north-east from Gordon Road and one to the south at Sturdy Road.

History and conservation area designation

15. The site of both parks formerly consisted of Victorian houses of which some were destroyed and demolished from the wartime and the associated site clearance. During the latter part of the 20th Century subsequent comprehensive redevelopment of the local area included the demolition of the majority of the buildings within the urban block formed by Sturdy Road, Gordon Road, Ellery Street and Consort Road. This resulted in the new park being created in 1982.
16. Doctor Harold Moody Park and the south part of Consort Park falls within the Nunhead Green Conservation Area. The conservation area was designated on 16 January 2007. The parks are also in proximity to the Grade II Listed K2 telephone kiosk outside Shergar public house (Shergar public house not included). The Conservation Area Appraisal recognises the park as a principal open space that is an important amenity space which incorporates a Games Court in the centre and a large area of open space for use by the community.

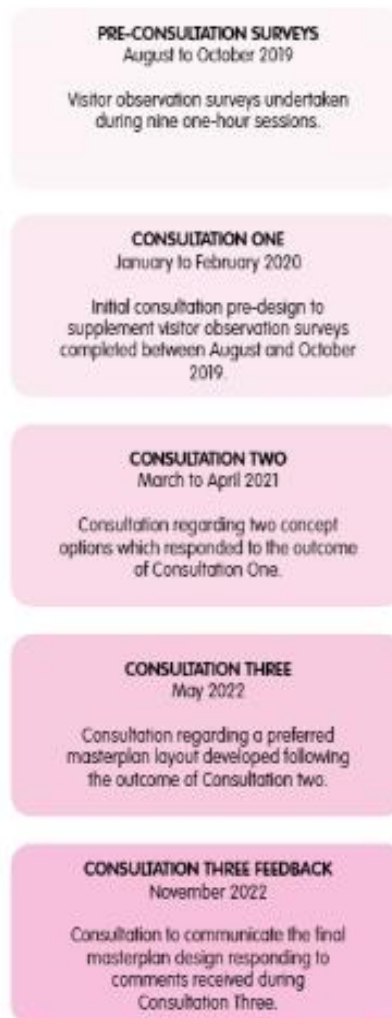
17. *Other policy designations*
18. Consort Park is Borough Open Land (BOL) with the typology of Pocket Park as outlined within the Open Space Strategy (2013). It is also a Site of Importance for Nature Conservation that contains wet woodland as outlined within SINC Review and Borough Ecological Survey (2014-2015).
19. Doctor Harold Moody Park has been designated as Other Open Space with the typology of a Small Local Park within the Open Space Strategy (2013).
20. Consort Park was identified within the Peckham and Nunhead Area Action Plan (2014) as a Green Grid Area. The action plan required a masterplan to be created to maximise the potential of this park. It called for access to better play equipment aged up to 8 years old and for the opportunity to create a bug trail within the park. The proposal includes play equipment for various age groups with a significant sized area of play equipment for younger children up to 8 years old. With regards to the bug trail, this was suggested during the public consultation and it's proposed that this is developed with the Friends of Dr Harold Moody Park and Consort Park.
21. The site is subject to the following designations:
 - *East Southwark [Southwark], Critical Drainage Area*
 - *Nunhead Green Conservation Area*
 - *Smoke Control Zone - Rye Lane*
 - *Action Area - Peckham And Nunhead*
 - *Air Quality Management Area*
 - *Area Visions - AV.14 Peckham*
 - *Borough Open Land*
 - *Site Of Importance For Nature Conservation*
 - *Other Open Space*

Details of proposal

22. Permission is sought for:
 - Connecting the two parks together by closing the eastern end of Sturdy Road, and transforming this section of the highway into park land.
 - Works to Consort Park include reduction and remodelling of existing mounds, tree removals, new footpaths, seating, creation of meadows, tiny forest and specimens tree planting.
 - Works to Harold Moody Park include expansion and refurbishment of existing playground, amendments to multiuse games court fencing, new pump track, miscellaneous informal sports equipment and cycle parking.
 - Closure of the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road to facilitate expansion of the playground.
 - Works to the stopped up section of Sturdy Road include earthworks, new footpath link to Gordon Road, tree planting and turning head within Dr Harold Moody Park

Public consultation

23. The proposal has been informed and influenced by the following preliminary research:
24. Figure 7: Consultation Process, Design and Access Statement



Public Survey

25. Visitor Observation Surveys were carried out in Consort Park between August and October 2019, during seven one hour sessions between 8am and 6pm on weekdays and two one hour sessions in the morning and afternoon over two weekends. The surveys found that 110 individual visits were recorded in the park, which was low when compared to other parks and improvements could attract higher visitors.

Equalities Impact Assessment

26. An equalities impact assessment was conducted pursuant to the Public Sector Equality Act to review the equality implications of various options during the design stage. The key conclusions included:

- **Park Approach:** Sturdy Road is blocked off at the Gordon Road end, allowing an area of green space to be created by linking the parks. It is recommended that a new pavement is created to connect the north and south sides of Sturdy Road and ensure a continuous accessible pavement to follow along Gordon Road next to the park. All previous requirements for path widths, gradients and surfaces should apply. There is a significant level difference between Consort and Dr Harold Moody Parks which needs to be addressed when linking the two areas, creating access routes that are level or gently sloping along the length. It is important to ensure that the pavement remains clear of any spill effect from the park if there is no retaining fence boundary. It is recommended that a clear separation between pedestrian areas and vehicle areas is ensured. People with visual impairments, children and those with neurodiverse conditions require certainty with regards to the safety of the space they are in and the route they are being encouraged to follow. If a pavement or path crosses a vehicle area then a formal crossing point should be provided incorporating appropriate tactile surface and road marking, to highlight the potential hazard.
- **Entrance Gates:** All gates are to be removed to improve access for wheelchairs and buggies, and to provide a more open vista across the space. A wider path is good, but needs to be balanced with 'greenspace'.
- **Entrance and signage:** It is recommended that with or without gates and fences, entrances into the park should be made clear and entrance signage should be prominently located at each entrance, and be clear and easy to read. It is also recommended that dropped kerb access at the entrance points is available and kept clear.
- **Paths:** The proposed rounded corners at some path junctions will aid circulation and manoeuvrability around the park.
- **Surfaces:** Surfaces both approaching and surrounding each specific area of the park - seating, play, sport, activity and picnic areas, as well as paths - need to be accessible for all, including disabled children and adults, and should be firm and smooth.
- **Play and Activity Areas:** It is recommended that all surfaces surrounding play and activity areas follow the recommendations above in 3.03 and 3.04, with regards to surfaces and path widths, to enable all users of the park to engage and participate equally. It is also recommended that sufficient circulation space that allows for a 1500mm diameter turning circle is provided within the layout. There should be an aisle width of 1200mm between activity equipment, with a turning circle provided to negate the need to reverse out of a space. There should be easy access to toilet facilities.
- **Seating:** There should be easy access to toilet facilities. All seating areas are located on firm and level ground and that there is space within the length of seating provision to allow wheelchair users to sit alongside their companions.

- Picnic Area and Tables: Picnic tables with extended length to provide wheelchair accessible table space are recommended. It is also recommended that there are firm and level accessible approaches and surrounds to the picnic tables to ensure they can be used by everyone.
- Cycle Parking: Cycle stands should be positioned such that when in use (i.e. when a cycle is placed on one of them), they do not reduce the access route width.
- Litter Bins: Are recommended to have a minimum height of 1000mm so that they can be used easily.
- Water Bottle refill Posts: Water Bottle Refill Posts should allow single-handed bottle filling, with no extra buttons to operate with a second hand, elbow or foot.

Public consultation undertaken by the applicant: Pre-planning stage (17 January 2020-November 2022)

27. Before the submission of the full planning application on 17.07.2023, three stages of consultations were undertaken to inform and evolve the design options:
- The first consultation took place online between 17 January to 17 February 2020. In total 62 responses were received.
 - Two masterplans were created informed by the first consultation. The second consultation included a face-to-face event in Dr Harold Moody Park on 28th of May 2022 and a virtual meeting on 7th June 2022. The Southwark Young Advisors undertook five sessions in the park, one of these sessions was during the Friends of the Park Jubilee event on the 5th of June 2022. The Southwark Young Advisors visited the nearby Greenhive Care Home to seek representation from older members of the local community.
 - In December 2020, children from St Mary Magdalene Primary School were asked to choose their favourite type of play by placing stickers on equipment images.
 - The feedback from the consultation two informed the development of a preferred masterplan, which was subject to consultation three which took place in May 2022.
 - In November 2022, a final masterplan layout was published by Southwark Council to communicate the final masterplan.

Consultation responses from members of the public and local groups

28. The proposed development falls within the definition of ‘minor development’ in the adopted Statement of Community Involvement (2008). In accordance with the consultation requirement applying to minor development, site notices have been displayed near park entrances. In addition to the above requirement,

additional notification took place by way of a neighbour letter that was distributed to 135 addresses.

29. A total of fifteen(15) representations have been submitted from members of the public. Eight(8) of which are objections; six(6) are in support of the proposal; and one(1) neutral comment. The objections and comments in support have been arranged thematically with the corresponding officer comments.

30. Design quality and site layout:

Objection:

- The space is too small for the amount of additional equipment that will be added.
- By adjoining both parks creates an easier getaway for criminals who commonly in this area operate on foot or bicycle
- There have been problems in the past with seating in Consort Park so close to the back of the houses in Sturdy Road with sound systems at full blast and other noise associated challenges. There have also been bag thefts because it is so secluded tucked away in a corner. It would be preferred if the seating logs could be moved.

Support:

- Support for merging both with no need to cross the street to walk from one to the other. Really well thought through plans with high quality design.
- Support for the improvement works to increase the park's usability for all age groups.
- Support for the introduction of proposed structures such as the climbing trees, picnic benches, oak bench, a chess table and seats, and a second table tennis table.
- Refurbishment of the park would be a positive improvement for the conservation area creating an improved green space for both children and residents to enjoy.

Officer Comment: The comments of support are noted. With regards to the objections about the amount of anti-social behaviour that arises from the park: the perception of fear and possible crime is a material consideration in the determination of planning applications. It is important to consider the evidence. The design has been assessed by the Met Police Design Out Crime officer, who has raised concerns regarding the removal of the fence and rise in crime on mopeds. Parks have contacted the Planning Team to say that Park Liaison Officers will be monitoring the site to review anti-social behaviour and the potential increase of crime on foot and bike. Consort Park does not have any park equipment proposed, and by closing off the eastern part of Sturdy Road creates more open space to facilitate the additional play equipment within Harold Moody Park. Seating will be located a minimum of 16m away from residential properties.

31. Quality of accommodation and provision of private/communal outdoor space:

Objection:

- Desire for a separate fenced area for dogs. There is no need to join the two parks together as they serve two different purposes. Doctor Harold Moody Park is mainly used for children and adults to play and relax and Consort Park is mainly used by dog walkers. This puts users at risk of being bitten by dogs.
- The development proposes to remove the mounds which is one of the most pleasant features of Dr Harold Moody park, enjoyed by adults and children alike, it also reduces the green space.
- The purposed pump track is an over development of the Dr Moody side of the park, as there is not enough space for it. Potential for the pump track leading to several injuries to users. It seems unreasonable and manifestly excessive to also try to squeeze a pumptrack into the relatively modest area of grass in question. There are also pump tracks nearby.

Support:

- Support for the pump track as we don't have anything like that within walking distance for younger children.
- Agreement with the removal of the gates as this will encourage more people to use it not just dog walkers.
- Support for the inclusion of new play equipment including pump track (there is none locally for casual skate or roller skate riders)

Officer Comment: The comments of support are noted. There were a number of objections relating to the need for a fenced area for dogs, however this is not a planning matter and the behaviour of dogs is the responsibility of the owner. Due to the concerns raised by dog owners during the consultation, Parks have added a hedgerow at the southern end of Consort Park, to provide a physical barrier between the park and shared cycle and pedestrian pathway. A temporary fence will be installed, while the hedge becomes established. Larger parks nearby provide an opportunity for secure off-lead dog walking, both at Nunhead Cemetery, 15mins walk away, and Peckham Rye Park which is 20mins walk from Consort Park.

Dr Harold Moody Park has a play area and a ball court, which are fenced and dogs are not permitted inside. At both parks, signs are on display, with information about the Public Space Protection Order rules about dogs. There is also information on the Council website about responsible dog ownership and dog mess can be reported via our website. Under the Equality Act, the council has a legal duty to consider the needs of people with protected characteristics, including people with disabilities. When refurbishing parks, it is necessary to ensure that entrances and pathways are accessible. The Equalities Impact Assessment report has recommended that the gates are removed, as they exclude some people with disabilities from entering the park. The new park entrances linking to the shared cycle and pedestrian pathway cannot have gates, otherwise cyclists would not be able to use them. The mounds are not

being removed but are being reshaped to open up views across the park and help address issues of anti-social behaviour. Similar to above, more space has been created in the park by closing off part of Sturdy Road. This development has to accord to Policy P57 Open Space due to its land designation and therefore any development that would detract from the open nature of this land would be unacceptable. There has been careful consideration of this and it is deemed that the proposed preserves the character of the land.

32. Neighbour amenity impacts:

Objection:

- Increased noise level with the addition of the pump track
- Increased level of noise and pollution by redirecting traffic

Officer Comment: Unfortunately, due to the pump track being in open space it is not possible to implement opening hours and enforce the noise level. However, the use of the park is not changing in regards to land use and therefore it would be unreasonable to refuse the application on this basis. It cannot be confirmed that there will be an increased level of noise and pollution due to the closure of Sturdy Road. Parks have confirmed that the pump track received positive feedback during the consultations. The small pump track design is considered most suitable for this small park, as it encourages one-way directional skateboarding, roller-skating, scootering and cycling/balance bikes, for children and beginners. Feedback from Waltham Forest Council is that the pumptrack installed in Lloyd Park in Walthamstow is very popular with young children. The pump track would be located the recommended distance of 30m from residential properties. It would be made from concrete which is a quieter surface material for skate features than wood or metal. An acoustic survey was undertaken and notes that the noise level from the pump track is not expected to be a disturbance to local residents.

33. Transport, parking, highways, deliveries and servicing matters:

Objection:

- Not in favour of Sturdy Road being closed though as it will make road access to Gordon Road from Consort Road more difficult and will increase traffic along Ellery Street which is fairly narrow.
- Objection to the two parks being joined together and the closing of the eastern end of Sturdy Road, which will remove 15 parking spaces. The area already operates as a de-facto overspill for both Peckham and Nunhead highstreets
- The turning point for vehicles is an invasion of privacy because car headlights will shine directly into resident's homes.
- Cycle parking is proposed, given the amount of bikes that are left discarded on the streets, it is envisioned that people will not be responsible and they will be left abandoned throughout the park causing a hazard for users of the park.
- No double lines leading to cul-de-sac which prohibit safety when entering and exiting.

- If the pumptrack attracts increasing numbers of visitors who arrive by car, greater pressure will be placed on limited parking spaces in the surrounding streets.
- It has statistically been found that pollution concentrations are at the most extreme conditions on narrow streets lined with tall buildings such as Gordon Road/ Ellery Street which can trap pollution and lead to more elevated concentrations.
- Closing the eastern side of Sturdy road would limit access by emergency services such as ambulances, police & fire brigades which creates uncertainty for local residents.
- Concerned if these works commence and remove parking spots on Sturdy Road without permit parking occurring in tandem.

Support:

- Strong support of this development as well as the proposed controlled parking zone initiative for Nunhead.
- Merging the parks is a good idea that will calm traffic.

Officer Comment: The comments of support are noted. With regards to the closure of Sturdy Road, the Transport Team, Transport Project Officer and Network Management were consulted on this and the closure has been approved. The site is partially within the Peckham (B) CPZ, operating between the hours of 08.30-18.30, Monday to Saturday and is partially within the Nunhead CPZ which is currently under consultation. Also due to the site being PTAL 5, the proposed car-free development accords to the councils adopted policies. With regards to the road safety of this development, a road safety audit has been submitted by the applicant. At vehicle crossovers, pedestrian sightlines of 1.5m x 1.5m are required either side of the opening in the boundary, not within the opening, with no features higher than 0.6m within this area which has been demonstrated in the amended plans. Additionally, a minimum of 2.4m x 25m for 20mph roads, and 2.4m x 43.0m or 30mph roads as per Manual for Streets has also been demonstrated. The new proposed turning head is also for refuse, emergency, delivery and resident vehicle turning. Vehicle sightlines are suitable and it was agreed at 06/09/23 meeting that no updates of this are required of the turning head drawing. Highways will produce a Section 278 agreement once planning is approved. With regards to the increase in pollution levels, the Councils Environmental Health team were consulted on this application and have not raised any objections in this regard.

34. Other matters:

Objection:

- Since the original visitor observation surveys were carried out in 2019 a lot has changed in the way the two parks are used by the public, especially after the pandemic.
- No suitable survey or report appears to have been produced to assuage noise concerns, or to specify the anticipated decibels of noise likely to be created by an increase in users, and the skating activity itself.

- Neither has survey or report been provided to the residents to quantify the anticipated risk of anti-social behaviour which a skatepark in a residential quarter might create.

Officer Comment: The design has been assessed by the Met Police Design Out Crime team and they did not raise concerns about the pump track causing antisocial behaviour. Crime and anti-social behaviour reports are kept by our Environment and Community Protection team. In 2020 and 2021, it was recorded that the parks had 'very little' antisocial behaviour, however during public consultation people did raise some concerns about current antisocial behaviour. With regards to the noise assessment, as the land use of the park is not changing it would not be reasonable to require a noise assessment. It is understood that a comprehensive consultation period was undertaken and while the way the park has changed after the pandemic is important, those who were consulted would also understand how they would want to use this park.

Planning history of the site, and adjoining or nearby sites.

35. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

36. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Ecology and biodiversity;
 - Outdoor amenity space, children's playspace and public open space;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Noise and vibration;
 - Community involvement and engagement;
 - Community impact and equalities assessment;
 - Human rights and;
 - Positive and proactive statement.
37. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

38. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.
39. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

40. The statutory development plans for the Borough comprise of the Southwark Plan (2022) and The London Plan (2021). The National Planning Policy Framework (2023) constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of proposed development

41. The proposal would not involve the change of use, but to maintain the existing uses for recreation and outdoor sport by way of upgrading and relocating the existing facilities.
42. The application site includes the refurbishment of Consort Park and Dr Harold Moody Park, including connecting the two over the eastern side of Sturdy Road. Consort Park has a Borough Open Land designation and Harold Moody Park has an Other Open Space designation. The relevant policy to consider is P57 Open Space which states that:
 1. *Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL). In exceptional circumstances development may be permitted on MOL or BOL when:*
 1. *It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or*
 2. *It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions and above the size of the original building; or*
 3. *It consist of the replacement of an existing building, provided that the new building is no larger than the building it replaces.*

Development will not be permitted on Other Open Space (OOS). In exceptional circumstances development may be permitted if it consists of replacement OOS of equivalent or greater size or substantial better quality can be secured on site to nearby before development commences.

43. The proposal does not include any new buildings but does include new playground equipment, new seating, table tennis tables and a pump track which are all ancillary facilities that positively contribute to the setting, accessibility and quality of the open space. The closure of eastern end of Sturdy Road and the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road facilitates the expansion of parkland, therefore preserving the open space in this area. The proposal therefore accords with Policy P57 Open Space.

Design, layout, heritage assets

44. The proposal is for the redevelopment of Consort Park and Dr Harold Moody Park that includes the closure of the eastern end of Sturdy Road and the creation of a green link to connect Consort Park and Dr Harold Moody Park. The redevelopment also includes a variety of new additions to both parks, which are considered to provide an attractive place for users to experience.
45. The new additions include a concrete pump track, table tennis table, concrete chess and a new rebound fencing to the Multi-use Games Area. These would be supplemented through ancillary facilities such as new seating, benches and cycle parking.
46. The hard landscaping includes asphalt concrete for the footpaths which is ensures good pushchair and wheelchair accessibility. In accordance with the Conservation Area Appraisal, the proposed works to Sturdy Road include granite kerbs and yorkstone pavings.
47. The design and quality of the playspaces and public realm would be a considerable improvement to the existing state, ensuring higher quality and better accessibility for all users.

Landscaping and Trees

48. Policy G7 of the London Plan 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. Policy P61 of the Southwark Plan states that development must retain and protect significant existing trees. It states that development must retain and enhance the borough's trees and canopy cover.

49. The proposal includes 6 trees to be removed to be replaced with a total of 22 new trees. A further 105 new trees would be planted to the western boundary of Consort Park to create a 'Tiny Forest'. New species rich hedgerows are also to be planted across both parks, as well as, three different native wildflower mixes.
50. Figure 8: Trees lost

Name:	Identified in the tree survey schedule as:
Silver Birch	T19
Crack Willow	T26
Crack Willow (Re-categorized since survey due to becoming defective)	T27
Hybrid Black Poplar	T29
Crack Willow	T32
Goat Willow	T37

51. The Councils Tree Officer has reviewed the proposal and stated that it will provide a more coherent and inviting design with a layout connecting upgraded play features, surfacing, seating, sensory garden and other planting that will enhance the parks value to biodiversity, and as a link between Nunhead/Peckham and Consort Road open spaces.
52. The Officer also asked that further assurance is needed of where the three transplanted trees T1, T46 & T47 are to be located within the masterplan, together with confirmation of such preparation and subsequent maintenance. Lastly, the planting schedule of 22 standard trees should be amended to omit drought intolerant species. Similarly, the proposed Acer and Alnus could be revised.
53. Therefore conditions will be included on the permission to ensure that more information is submitted prior to the commencement of works. The applicant has also contacted the Council to request a pre-commencement meeting to ensure that tree protection measures will be installed, carried out and retained throughout the period of the works.

Ecology and biodiversity

54. Consort Park is a Site of Importance for Nature Conservation that contains wet woodland as outlined within SINC Review and Borough Ecological Survey 2014-2015.
55. Policy G6 of the London Plan 'Biodiversity and access to nature' states that SINCs should be protected. Where harm to a SINC is unavoidable and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the policy sets out a mitigation hierarchy which must be followed. The policy states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

56. At borough level, Policy P60 of the Southwark Plan 'Biodiversity' states that development must contribute to net gains in biodiversity including through enhancing the nature conservation value of SINC's, protecting and avoiding damage to SINC's, protected species and habitats, and including features such as green and brown roofs, green walls and soft landscaping.
57. A full Ecological Impact Assessment dated 1st October 2020, has been submitted and assessed by the Council's Ecologist who has concluded that the survey is good and no further surveys are required. The proposals include planting a range of native flora which will enhance the site's biodiversity value. Conditions will be included on the permission to ensure specific habitats are included within the scheme. As such, the proposed development is supported given the new opportunity to wildlife it would provide.

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

58. Policy P56 (Protection of Amenity) of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. Amenity considerations which will be taken into account include privacy and outlook, overlooking, smell, noise, vibration, daylight, sunlight and wind microclimate impacts. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
59. The installations of new equipment, upgrading existing games facilities and addition of new park furniture is not considered to create any additional harm to neighbours. It is noted that objections have been raised relating to the new pump track increasing visitor numbers, however this is not to be to the extent which would create undue harm to residential amenity.
60. With regards to the loss of parking spaces the proposal is in line with the Council's adopted policies. It is also of note that the area is carrying out public consultation for the implementation of a Nunhead permit parking scheme.
61. No lighting is proposed as part of this application and therefore there would be no impact regarding to light pollution to surrounding occupiers.

Transport and highways

62. The proposal includes the closure of the eastern end of Sturdy Road to create a green link. A cycle route between Sturdy Road and Gordon Road is to be retained which reflects changes that encourage active travel. Cycle parking is proposed adjacent to the Multi-Use Games Area within Dr Harold Moody Park.
63. The closure will result in a total of 15 car parking spaces being lost. The Transport Team, Transport Projects and Network Management Team have all been consulted on the closure of Sturdy Road and have approved this urban realm scheme including the removal of the parking spaces.

64. The scheme also includes a turning head on Study Road which after careful consideration has a tapered shape which allows for a shared surface between vehicles and pedestrians. In order to integrate the turning head into the park, the edges are proposed to be planted.

Noise and vibration

65. The Environmental Protection Team were consulted with regards to this application have raised possible issue to the noise that could arise from the use of the pump track. However, as it is open it is not possible to condition hours of use. It is also important to note that there are no land use changes proposed and therefore it would be unreasonable to refuse the application on this basis.

Fire Safety

66. Policy D12 (a) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlines in Policy D12 (a). In reviewing whether the proposal demonstrates compliances with the relevant criteria, the council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
67. A Reasonable Exemption Statement has been provided for this proposal as it does not involve any building. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

Mayoral and borough community infrastructure levy (CIL)

68. The proposed development is not CIL liability as it does not involve any uplift in Gross Internal Area.

Community Involvement and Engagement

Community impact and equalities assessment

69. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
70. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
71. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

72. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. This development would provide a fully accessible park environment that would benefit those with disabilities including occupants of the adjacent care home. Various issues relating to antisocial behaviour and possible crime from motorbike/moped access due to changes in access arrangements have been raised; crime such as phone/bag snatching is likely to impact more on certain groups with protected characteristics such as women and children. This issue has been fully explored and on balance, the positive accessibility impacts provided by removing gates is considered to have more weight than any potential additional antisocial behaviour arising given that current incidents are low.
73. Overall, the improvements to open spaces are positive for many communities in offering benefits such as healthy exercise, an area to socialise and enjoy quiet outdoor time. Including more play equipment and seating offers improved facilities for groups such as women with children, people with mobility issues and older people who may not otherwise have access to outdoor spaces.

Human rights implications

74. 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.
75. This application has the legitimate aim of *commercial development*. 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.

Positive and proactive statement

76. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
77. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

78. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	NO
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	NO

CONCLUSION

79. The development would enhance the facilities of Consort and Doctor Harold Moody Park and improve the general landscaping and accessibility. The loss of trees is compensated through new planting, whilst the proposal includes good use of sustainable urban drainage methods. The development would not detrimentally impact the residential amenity of neighbours and as such it is recommended that planning permission be granted.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: H2080 Application file: 23/AP/1993 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received.

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Chloe Rimell, Planning Officer	
Version	Final	
Dated	20/02/2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		29 February 2024

Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	Mr Michael Bury Southwark Council	Reg. Number	23/AP/1993
Application Type	Local Authority Development	Case Number	H2080
Recommendation	GRANT permission		

Draft of Decision Notice

Planning permission is **GRANTED** for the following development:

The proposed development includes the refurbishment of Consort Park and Dr Harold Moody Park, including connecting the two parks together by closing the eastern end of Sturdy Road to motor traffic, and transforming this section of highway into park land. Works to Consort Park include reduction and remodelling of existing mounds, tree removals, new footpaths, seating, creation of meadows, tiny forest and specimens tree planting. Works to Dr Harold Moody Park include expansion and refurbishment of existing playground, amendments to multi-use games court fencing, new pump track, miscellaneous informal sports equipment and cycle parking. Tree planting, hedging and planting. Closure of the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road to facilitate expansion of the playground. Works to the stopped up section of Sturdy Road includes earthworks, new footpath link to Gordon Road, tree planting and turning head within Dr Harold Moody Park.

Doctor Harold Moody Park Gordon Road London Southwark

In accordance with application received on 17 July 2023 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Other Documents

PLAYGROUND PROPOSALS 7136_P_020 received 17/07/2023

ROBINIA PLAYGROUND STRUCTURE P1 7136_P_021 received 17/07/2023

ROBINIA PLAYGROUND STRUCTURE P2 7136_P_022 received 17/07/2023

LANDSCAPE PROPOSALS 7136_P_015 received 17/07/2023

LANDSCAPE PROPOSALS PLANTING 7136_P_016 received 17/07/2023

STURDY ROAD WORKS 7136_P_025 received 17/07/2023

STURDY ROAD SECTIONS_S15-16-17-18-19 7136_P_026 received 17/07/2023

CONSORT PARK PROPOSED SECTIONS S1-S2-S3 7136_P_031 received 17/07/2023
CONSORT PARK PROPOSED SECTIONS S4-S13 7136_P_032 received 17/07/2023
PUMPTRACK AND TABLE TENNIS AREA 7136_P_040 received 17/07/2023
PUMPTRACK AND FITNESS AREA GRADED SOIL EDGE TYPICAL SECTIONS 7136_P_041 received 17/07/2023
EXISTING SECTIONS S4-S13 7136_P_012 received 17/07/2023
TREE CONSTRAINTS PLAN received 17/07/2023
TREE PROTECTION PLAN received 17/07/2023
VEHICAL SWEEP PATH LBS/MW/STURDY_RD/03 REV C received 17/07/2023
TURNING HEAD PROPOSAL 23410-30-GA-P01 received 19/01/2024
PROPOSED DEVELOPMENT 1 received 17/07/2023
Ground Investigation Report 2 received 17/07/2023
Ground Investigation Report 3 received 17/07/2023
Ground Investigation Report 4 received 17/07/2023
Ground Investigation Report 5 received 17/07/2023
Ground Investigation Report 6 received 17/07/2023
Ground Investigation Report 7 received 17/07/2023
Ground Investigation Report 8 received 17/07/2023
Ground Investigation Report 9 received 17/07/2023
Ground Investigation Report 10 received 17/07/2023
Ground Investigation Report 11 received 17/07/2023
Ground Investigation Report 12 received 17/07/2023
REMEDIAL STRATEGY PARK REFURBISHMENT SCHEME received 17/07/2023
ASBESTOS MANAGEMENT PLAN received 17/07/2023
SUPPLEMENTARY INVESTIGATION REPORT received 17/07/2023
PLANNING STATEMENT received 17/07/2023
DESIGN AND ACCESS STATEMENT 1 received 17/07/2023
DESIGN AND ACCESS STATEMENT 2 received 17/07/2023
INITIAL COMMUNITY CONSULTATION SUMMARY received 17/07/2023
SUMMARY OF THE RESULTS OF THE INITIAL PUBLIC CONSULTATION FOR THE CONSORT PARK received 17/07/2023
SUMMARY OF THE MOST MENTIONED RESULTS OF THE INITIAL PUBLIC CONSULTATION FOR THE received 17/07/2023
APPENDIX 1 - OPTION A DESIGN, SHOWN AT SECOND CONSULTATION FOR THE CONSORT & DR received 17/07/2023
APPENDIX 2 - OPTION B DESIGN, SHOWN AT SECOND CONSULTATION FOR THE CONSORT & DR received 17/07/2023
APPENDIX 3 METAL OR TIMBER CLIMBING received 17/07/2023
CONSORT PARK SECOND COMMUNITY CONSULTATION SUMMARY ALL COMMENTS BY TOPIC received 17/07/2023
CONSORT PARK SECOND COMMUNITY CONSULTATION SUMMARY ALL COMMENTS APPENDIX 5 received 17/07/2023
CONSORT PARK AND DR HAROLD MOODY PARK SECOND COMMUNITY CONSULTATION REPORT received 17/07/2023
PROPOSED MASTERPLAN received 17/07/2023
CONSORT PARK & DR HAROLD MOODY PARK THIRD COMMUNITY CONSULTATION SUMMARY ALL COM received 17/07/2023

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act (1990) as amended.

Permission is subject to the following Compliance Condition(s)

3. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

4. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2023 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open

Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

5. Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

Details of an irrigation schedule shall be provided for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 03:2022 (EN) -Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

6. a) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

b) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of

investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2023.

7. Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 4 Bee (2 for each Park), bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

8. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason: To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

9. Details of bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 6 nesting boxes (for each park) / bricks shall be provided and the details shall include the exact location, specification and design

of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

10. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 6 nesting boxes with hole sizes: 2 x 26mm, 2 x 32mm, 2 x 45mm for each park shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

Informatives

Planning Policies

National Planning Policy Framework (the framework)

The relevant chapters from the NPPF are:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- 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

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D12 Fire Safety
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy T5 Cycling
- Policy T6 Car parking

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P18 Efficient use of land
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P47 Community uses
- P53 Cycling
- P54 Car Parking
- P57 Borough Open Land
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees

Relevant planning history

No relevant planning history

Consultation undertaken

Site notice date: 09/08/2023

Press notice date: 10/08/2023

Case officer site visit date: n/a

Neighbour consultation letters sent: 07/08/2023

Internal services consulted

LBS Flood Risk Management & Urban Drain

LBS Ecology

LBS Design & Conservation Team [Formal]

LBS Environmental Protection

LBS Transport Policy

LBS Highways Development & Management

LBS Urban Forester

Statutory and non-statutory organisations

Secure by Design, comments as follows:

Issue	Recommendation
Removing gates in Consort Park will create issue with mo-peds cutting through	Strongly recommends not doing this, in has created this issue in other parks where gates have been removed and community, stakeholders and police are recommending retro-fitting gates back on. High use of dog walkers also increases surveillance
Cycling through Consort Park	Install cobbled rumble strips every 2m and on bends, 1:12 gradient
Late ball court use	Lock at 9pm, park staff or resident key holder – can't do as low fence
Sight lines with trees	Clear stem of above 2m from ground level
Sight lines with shrubs	Don't densely plant, keep at 1m low level
Rough sleeping on benches	Ensure they have arm rests
Older kids likely to use pump track	No recommendation

Additions:

Cycling – Rumble strips to slow cyclists (and mopeds), to reduce chances of accident with pedestrians/ other users. Ensure signage along paths warning cyclists to slow and

to be aware of pedestrians/ other users.

Rough sleeping on benches – Ensure seating is not positioned in a way to encourage loitering by groups of youths, street drinkers, and other anti-social behaviour. Ensure not sited under canopies/ trees which provide an area to shelter.

As mentioned, there is a great concern that removing the gates will lead to an increase in activity from moped users, and cyclists, leading to an increase in crime including as robberies, theft snatches, and drug dealing. This consequently increases the demand on the local police, and could discourage local residents from using the park. It is strongly recommended for the gates to remain in situ and not be removed.

Neighbour and local groups consulted:

50 Brayards Road London Southwark
20 Sturdy Road London Southwark
Flat 6 50A Brayards Road London
Flat 11 50A Brayards Road London
Flat 8 50A Brayards Road London
Flat 5 50A Brayards Road London
Flat 2 50A Brayards Road London
Flat 12 50A Brayards Road London
Flat 10 50A Brayards Road London
Flat 9 50A Brayards Road London
Flat 7 50A Brayards Road London
Flat 4 50A Brayards Road London
Flat 3 50A Brayards Road London
Flat 1 50A Brayards Road London
7 Crib Apartments 84 - 86 Gordon Road
London
86L Gordon Road London Southwark
86H Gordon Road London Southwark
86A Gordon Road London Southwark
91 Gordon Road London Southwark
119 Consort Road London Southwark
133 Gordon Road London Southwark
26 Magdalene Close London Southwark
17 Magdalene Close London Southwark
24 Magdalene Close London Southwark
21 Magdalene Close London Southwark
20 Magdalene Close London Southwark
143 Consort Road London Southwark
119 Gordon Road London Southwark
155 Gordon Road London Southwark
149 Gordon Road London Southwark
117A Consort Road London Southwark
8 Crib Apartments 84 - 86 Gordon Road
London
5 Crib Apartments 84 - 86 Gordon Road
London

3 Crib Apartments 84 - 86 Gordon Road
London
9 Sturdy Road London Southwark
6 Ellery Street London Southwark
129 Gordon Road London Southwark
28 Magdalene Close London Southwark
111 Gordon Road London Southwark
7 Sturdy Road London Southwark
105 Gordon Road London Southwark
18B Sturdy Road London Southwark
18A Sturdy Road London Southwark
27 Magdalene Close London Southwark
13 Magdalene Close London Southwark
145 Gordon Road London Southwark
15 Sturdy Road London Southwark
159 Gordon Road London Southwark
9 Crib Apartments 84 - 86 Gordon Road
London
147 Consort Road London Southwark
88 Gordon Road London Southwark
10 Ellery Street London Southwark
22 Magdalene Close London Southwark
Horeb Hall 111 Consort Road London
23 Magdalene Close London Southwark
86 Gordon Road London Southwark
151 Gordon Road London Southwark
3 Sturdy Road London Southwark
93 Gordon Road London Southwark
2 Crib Apartments 84 - 86 Gordon Road
London
1 Crib Apartments 84 - 86 Gordon Road
London
121 Gordon Road London Southwark
122 Manaton Close London Southwark
11 Sturdy Road London Southwark
8 Ellery Street London Southwark

14 Magdalene Close London Southwark
99 Gordon Road London Southwark
97 Gordon Road London Southwark
30 Magdalene Close London Southwark
18 Magdalene Close London Southwark
123 Gordon Road London Southwark
131 Gordon Road London Southwark
14 Ellery Street London Southwark
13 Sturdy Road London Southwark
90 Gordon Road London Southwark
86D Gordon Road London Southwark
101 Gordon Road London Southwark
16 Sturdy Road London Southwark
29 Magdalene Close London Southwark
125 Gordon Road London Southwark
10A Ellery Street London Southwark
25 Magdalene Close London Southwark
16 Magdalene Close London Southwark
143 Gordon Road London Southwark
17 Sturdy Road London Southwark
107 Gordon Road London Southwark
86K Gordon Road London Southwark
86E Gordon Road London Southwark
86B Gordon Road London Southwark
12B Sturdy Road London Southwark
151A Gordon Road London Southwark
12A Sturdy Road London Southwark
First Floor Flat 117 Consort Road
London
103 Gordon Road London Southwark
137 Gordon Road London Southwark

19 Sturdy Road London Southwark
10 Crib Apartments 84 - 86 Gordon
Road London
6 Crib Apartments 84 - 86 Gordon Road
London
4 Crib Apartments 84 - 86 Gordon Road
London
86G Gordon Road London Southwark
19 Magdalene Close London Southwark
145A Consort Road London Southwark
147 Gordon Road London Southwark
157 Gordon Road London Southwark
120 Manaton Close London Southwark
145B Consort Road London Southwark
15 Magdalene Close London Southwark
141 Gordon Road London Southwark
135 Gordon Road London Southwark
113 Gordon Road London Southwark
86I Gordon Road London Southwark
147B Gordon Road London Southwark
115 Gordon Road London Southwark
95 Gordon Road London Southwark
139 Gordon Road London Southwark
149A Gordon Road London Southwark
127 Gordon Road London Southwark
14 Sturdy Road London Southwark
5 Sturdy Road London Southwark
1 Sturdy Road London Southwark
117 Gordon Road London Southwark

Re-consultation:

Consultation responses received

Internal services

LBS Ecology
LBS Design & Conservation Team [Formal]
LBS Environmental Protection
LBS Transport Policy
LBS Highways Development & Management
LBS Urban Forester

Statutory and non-statutory organisations

Neighbour and local groups consulted:

145 Gordon Road 145 Peckham
2 Ellery Street London SE15 3RL
73, Gordon Road London SE15 2AF
143 Consort Road 143 Consort Road,
London London
84-86 Gordon Road London
13 Sturdy Road London SE15 3RH
14 Ellery Street Peckham SE153RL
101 Gordon Road Peckham LONDON

Flat 8 Sarawak Court 47 Consort Road
London
5 Sturdy Road London SE15 3RH
9 Lugard Road London SE15 2TD
73 gordon road, southwark London
17 Sturdy Road London Southwark
141 Gordon Road London SE15 3RR
86 Scylla Road London SE15 3PB

