

Planning pre-application advice
5th Floor Hub 2
Southwark Council
PO Box 64529
London
SE1P 5LX

Date: 26 March 2018

Our ref: 16119/MH/ER/15613567v3

Dear Sir/Madam

Champion Hill Stadium, Edgar Kail Way, London SE22 8BD: Request for Planning Advice

On behalf of our client, Greendale Property Company Limited, please find enclosed a request for pre-application advice in relation to the above site. This seeks to present a fresh approach to the redevelopment of the site in line with the identified aspirations of Southwark Council and encourage open discussions in order to enable this.

Application Documents

The following documents are included to assist in your consideration of the proposal:

- 1 Completed application form;
- 2 Site location plan (drawing ref. 079_SK_001) ; and
- 3 Pre-application design document.

A cheque made payable to London Borough of Southwark has been sent separately to cover the requisite application fee of £4,500.00 for advice in relation to a 'large scale major development proposal'.

The Site

The site is located off Edgar Kail Way within East Dulwich. It currently comprises Champion Hill Stadium, a 3,000 person capacity stand and clubhouse, a 7,685sqm grassed football pitch and a small car park to the east. East Dulwich railway station sits 0.25km to the south east.

The surrounding area is predominantly residential with a large Sainsbury's food store immediately to the north of the site off Edgar Kail Way. To the east, the site is bounded by Abbotswood Road beyond which lies St Francis' Park. To the south of the site is a private access road and immediately to the west, is Greendale Playing Fields.

The site is located within flood zone 1 and has a public transport accessibility level of 3-4.

For clarity, we note that this application includes only the existing Champion Hill Stadium site (as outlined in red on the accompanying Site Location Plan). The neighbouring Metropolitan Open Land (MOL) falls

outside of the legal title of the applicant and applicant boundary but the connections with the site provide opportunities for meeting wider community needs and as detailed below, our applicant would like to explore future options with LB Southwark.

The Proposal

Through this pre-application advice request, we are seeking to discuss the concept of delivering 224 new homes, including a minimum of 35% affordable units, in order to facilitate the development of:

- 1 A new stadium facility which has capacity for up to 4,000 fans;
- 2 Sports and leisure facilities, including a new health and fitness club and a multi-use games areas (MUGA) that can be used for a variety of ball sports; and
- 3 Community/commercial floor space.

The accompanying pre-application design document provides further preliminary details and visuals on the potential redevelopment options for the site. This provides a starting point in response to the identified local need to provide a sustainable sports facility at the site which will continue to function successfully over the longer term.

In order to deliver this, it is proposed that the stadium and pitch will be relocated to the western end of the application site with the existing area used for the development of 224 new residential homes. The stadium will sit at the edge of the site and be orientated to front Greendales Playing Fields (and so outside the MOL), where the provision of a replacement pitch, as well as a wider landscaping benefits will be secured through Section 106 contributions made by the applicant in conjunction with this proposal. This will actively contribute to the delivery of the Council's interim improvement plans for Greendales.

Planning Context

The application site features land designated as 'Other Open Space' (OOS) in the form of the existing football pitch which provides a private 'Outdoor Sports Facility' and is considered to be of importance at a neighbourhood level. In planning policy terms, the site is not otherwise safeguarded for any particular land use but is bounded by Metropolitan Open Land (MOL) to the west in the form of Greendale Playing Fields.

Adopted Southwark Strategic Policy 11 (Open spaces and wildlife) seeks the continued protection of OOS from inappropriate development and requires new development to help to improve the quality and public access to such spaces. In line with this, Southwark's Open Space Strategy (2013) identifies that the existing football pitch is "below average value" and Southwark's Playing Pitch Strategy (2016) identifies that the facilities need significant refurbishment which is not possible under the current financial model (page 47).

Further to the above, Southwark's Open Space Strategy (2013) identifies that adjoining Greendale Playing Fields is also below average in terms of quality and value and that it is not fulfilling its purpose. The Strategy confirms that quality improvement is required, including the potential for a range of facilities and that refurbishment should be explored and supported.

As such, this proposal seeks to provide a comprehensive redevelopment scheme which will facilitate the improvement of the existing sports facilities within the area in line with local planning policy and secure the future stability of the Club whilst providing wider community benefits. In planning policy terms, the proposed replacement OOS on Greendale Playing Fields will be suitably located, as an appropriate use on MOL which has been identified for refurbishment. In addition, the Section 106 contributions will ensure better OOS provision in terms of quality whilst as part of the proposal new high quality sports and recreational facilities will be provided in the form of a larger stadium, gym and MUGA all available for public

use. In line with paragraph 74 of the NPPF, this will provide a marked improvement on the existing OOS in terms of quality, quantity and public access and ensure that there is no loss of important open space as a result of the proposal.

The ancillary stadium and sports facilities will then sit outside of the MOL, along the western edge of the application site with the proposed residential development beyond this, on the most appropriate part of the site, as previously developed land. This alignment seeks to maintain the openness of the MOL in accordance with London Plan Policy 7.17 (MOL) and sensitively responds to its character by minimising the impacts of any new built development. This approach has been supported by the Greater London Authority and further input from LB Southwark is welcomed on how the western boundary should be treated to ensure it positively responds to Greendale Playing Fields. For example, this could comprise a solution which offers both opaque and enclosing features to ensure that on one hand the openness of the MOL is maintained and on the other, on match days, it remains protected.

Overall, this proposal provides an opportunity to deliver 224 much-needed new homes within Dulwich, comprising an appropriate mix of unit types and tenures, including a policy compliant affordable housing provision, as well as a new stadium and ancillary sports and community facilities. This is in line with the Mayor of London's commitment to deliver genuinely affordable homes and, in order to do this, the requirement in the draft London Plan for those involved in planning and development to "*proactively explore the potential to intensify the use of land...to support additional homes...promoting higher density development...*" (draft Policy GG2: Making the best use of land).

We trust the enclosed is sufficient for initial discussions and look forward to hearing from you shortly to confirm timescales going forward.

Yours faithfully



Kelly Phillips
Associate Director