



24th March 2016

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Dear Ms Lester

**Re: Dulwich Hamlet FC and Green Dale Fields, Edgar Kail Way, SE22 8BD
Full Planning application**

We write on behalf of our client, Greendale Property Company Ltd, in support of a Full Planning Application at Dulwich Hamlet Football Club, Edgar Kail Way, SE22 8BD for;

Redevelopment of Dulwich Hamlet Football Club to include demolition of existing buildings and the erection of new stadium including playing pitch, clubhouse and stand, 155 residential dwellings in a series of buildings up to 6 storeys, associated car parking and cycle parking, multi-use games area (MUGA), enhancements to existing open space at Green Dale Fields, the creation of new public linear park and the relocation of telecommunication equipment.

Development proposals

Greendale Property Company Ltd has designed a scheme of exceptional quality that responds to the need to relocate and rebuild the current Champion Hill Stadium and provide Dulwich Hamlet Football Club (DHFC) and the community with a sustainable sporting facility that has a long term, secured future.

The current stadium was constructed in the early 1990s to include a full-sized football pitch plus 5-a-side pitches, main stand, clubhouse and health and fitness club, including gym and squash courts. This previous redevelopment of the club was intended to provide a strong and financially sustainable base for DHFC, but in reality the Club has been unable to support the level of ancillary facilities currently provided on site. The gym, squash courts and entertainment space have been consistent loss makers that have resulted in a wholly financially insecure future for DHFC.

The proposed stadium and community facilities have been efficiently designed to meet current demand and remove financial burdens for the Club. This will ensure a long term sustainable future for DHFC, protecting its historical significance within the local area and enhancing its community value.

The stadium has been carefully designed in line with FA requirements to enable the DHFC to progress to the National League (also known as the Conference). The new 3G pitch is less prone to maintenance issues than the current grassed facility, lowering on-going costs and enabling maximum use. Whilst use of the current football pitch and stadium is limited to football matches with minimal community benefit, the new stadium will be available for use by local sports teams, community groups and schools.

The stadium will be re-built to the west of the existing site on previously developed land. The pitch will be largely located onto the poorly conditioned and vastly underutilised Green Dale Artificial Pitch, designated as Metropolitan Open Land (MOL). The main built infrastructure, in the main stand and clubhouse, will be built outside MOL on the site of the existing stadium. This is to ensure minimal impact on the openness of the MOL. In addition, the proposal includes fewer floodlights than the existing provision. The proposed floodlights are also lower, resulting in a less intrusive impact on the MOL. Whilst a fence will run around the pitch to prevent casual spectators, this will be landscaped so as again to prevent the impact on the openness of the MOL.

The Club will be transferred from private ownership to permanent management and ownership through an appropriately established Community Benefits Society. The applicant has been working with the Football Trust and specialist organisations including Supporters Direct who have significant experience and proven track record of establishing this appropriate fan ownership structures.

The proposals will also deliver 155 residential units, which will facilitate the stadium's relocation and redevelopment whilst delivering a vibrant community of affordable and private homes, contributing towards the delivery of much needed housing in the Dulwich area.

Other benefits delivered by the proposals include:

- The provision of new, publicly accessible open space via the development of a new linear park which will serve as a 'green link' between St Francis park and Green Dale Playing Fields;
- A 3G all-weather multi-use games area (MUGA) that will be available to the community for a variety of ball sports including netball, basketball, tennis, volley ball as well as football;
- Significant investment in Green Dale Playing Fields resulting in quality improvements and enhanced community access to the open space; and
- Retention of the existing telecommunications equipment on site via the removal of the existing, freestanding telecommunications mast and repositioning of equipment on proposed residential block B.

The proposed development has been subject to extensive consultation with key stakeholders since 2014. These discussions have directly informed the scheme's evolution. This has included three Public Exhibitions and separate meetings with local stakeholders including Ward Councillors,

neighbours, DHFC fans and Supporter's Trust. In addition, pre-application consultations have taken place with both the London Borough of Southwark and the GLA.

Application Submission

The application is submitted electronically through the Planning Portal, and via 2no. hardcopies and 2no. CD's which have been delivered to the Council to comprise the following:

- Covering Letter, Application Forms, Certificates and CIL forms prepared by Bilfinger GVA;
- Existing and Proposed Architectural Drawings (including Site Location Plan) prepared by Farrells;
- Landscape Strategy and Drawings prepared by Grant Associates;
- Planning Statements, including draft S106 Heads of Terms, prepared by Bilfinger GVA;
- Design and Access Statements prepared by Farrells (including Accessibility Statement prepared by Peter Connell Associates);
- Daylight, Sunlight and Overshadowing Assessment, prepared by Delva Patman Redler;
- Archaeological Desk-Based Assessment prepared by WSP;
- Transport Statement and Travel Plan Framework prepared by WSP;
- Stadium Management Plan prepared by WSP;
- BREEAM report prepared by Southside;
- Energy Statement Prepared by BOCCA;
- Flood Risk Assessment prepared by WSP;
- Air Quality Assessment prepared by WSP;
- Noise Impact Assessment prepared by Mayer Brown;
- Phase 1 Ground Investigation prepared by WSP;
- Townscape and Visual Assessment prepared by Peter Stewart;
- Biodiversity Survey and Report prepared by WSP;
- Lighting Assessment prepared by BOCCA;
- Arboricultural Assessment prepared by Crown Associates;
- Statement of Community Involvement prepared by Bellenden;
- Financial Viability Assessment (**Confidential**) prepared by Savills;
- Verified Views prepared by GMJ (Didier);
- Waste Management Strategy prepared by Mayer Brown (Andrea Hughes).

Also accompanying this application is a cheque for £46,524 made payable to 'London Borough of Southwark'.

The fee has been worked out in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

Calculation of Full Planning Application Fee

a) Residential Units – Category 1

Total 155 units

First 50 units = £19,049

Remaining 105 units @ £115 per unit = £12,075

Total: £31,124

b) Erection of buildings (commercial floorspace) – Category 2

Amount of floorspace: GEA 2,960m²
£385 per 75m² of floorspace
 $2,960\text{m}^2 / 75\text{m}^2 = 39.4$ (part thereof, equals 40)
 $40 \times £385 = £15,400$

Total: £15,400

c) The carrying out of other operational development - Category 10

£195 for each 0.1 hectare of the site area, subject to a maximum in total of £1,690

Total: £1,960

d) The making of a material change in the use of land (other than in Category 11 or 12) - Category 13

Total: £385

Having regard to Regulation 13 (4) (b) of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 and para. 022 of the NPPG 'Fees for planning applications' we are liable for the following fee calculation.

(x) = Category 1 + Category 2 = **£46,524**

(y) = The highest of the individuals within Categories 5 to 13 = **£1,960**.

On this basis the fee payable is the highest of (x) or (y), which equates to **£46,524**

I trust the above information is sufficient and you are able to validate the application at your earliest convenience. However, should you require any further information or wish to discuss the proposal, do not hesitate to contact me.

Yours sincerely



Mark Gibney
Director
On behalf of Bilfinger GVA