

Land at East Parkside, Greenwich Peninsula

in the London Borough of Greenwich

planning application no. 05/0184/F

Strategic planning application stage 1 expedited referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999; Town & Country Planning (Mayor of London) Order 2000

The proposal

The construction of a football academy comprising two full sized covered football pitches together with associated changing facilities, dining facilities, retail unit and additional ancillary accommodation.

Recommendation/strategic issues

This application raises no significant strategic planning issues and can be left to Greenwich Council to determine.

Context

1 On 1 February 2005 Greenwich Council consulted the Mayor of London on a proposal to develop the above site for the above uses. Under the provisions of the Town & Country Planning (Mayor of London) Order 2000 the Mayor has the same opportunity as other statutory consultees to comment on the proposal. This report sets out information for the Mayor's use in deciding what comments to make.

2 The application is referable under Category 1B (c) of the Schedule of the Order 2000: *"Development which comprises or includes the erection of a building or buildings: outside Central London and with a total floorspace of more than 15,000 square metres."*

3 The Mayor of London's comments on this case will be made available on the GLA website www.london.gov.uk.

Site description

4 The planning application relates to an area of land approximately 2.3 hectares in area located between the River Thames and East Parkside on the Greenwich Peninsula. The site is situated to the southeast of the Millennium Dome, part of the site for which planning permission was recently granted for a comprehensive mixed use regeneration scheme including the reuse and retention of the Dome. However, the site is currently disused and was previously developed to function as surface coach parking and as a coach passenger drop-off zone for the Millennium Experience celebrations in 2000. The existing site is tarmac and laid out with a series of coach parking bays.

Details of the proposal

5 This application proposes a 'David Beckham Football Academy', and is planned as a centre of footballing excellence for children. The facility is envisaged as a temporary use but no firm time limit is defined within the application. The application comprises two covered football pitches, together with a pavilion building incorporating changing areas, dining facilities, medical and physiotherapy suites, staff accommodation, a retail unit and other ancillary uses.

6 The covered facility consists of two full size U18/Senior football pitches enclosed by a portalised steel frame tent structure clad with a tensile PVC fabric. Each pitch uses synthetic grass, and adjacent to the pitches there is a single storey (2,200sq.m.) pavilion building containing the aforementioned ancillary accommodation.

7 A new access road will be created off East Parkside. This new access will form the entrance to the service road, which will extend along the northern boundary of the facility to a turning circle and staff parking area. The existing coach parking facilities will be reused, and supplemented by ten new car parking bays and two disabled parking bays by the entrance. Ten cycle spaces will also be provided in this area.

8 The application has been submitted by Anschutz Entertainment Group, who are also responsible for the retention and reuse of the Dome, and the designs are by RTKL architects.

Strategic planning issues

9 Planning permission for the comprehensive redevelopment of the Greenwich Peninsula, including the retention and reuse of the Millenium Dome, was granted by Greenwich Council in February 2004.

10 On 23 February 2004 Greenwich Council granted planning consent for the redevelopment of the Greenwich Peninsula, including the associated re-use of the Dome itself. The outline consent includes approval of the peninsula masterplan and the redevelopment of this particular part of the peninsula for predominantly residential purposes. This proposal is clearly not consistent with the approved masterplan, but by its very nature should not compromise the implementation of the masterplan. The applicant states that the key determinants of the life span of the academy will be the success of the use and the rate of progress of redevelopment of the peninsula redevelopment. Although no time limit for the use is specified the applicant states that the Football Academy is envisaged as a temporary use and that Anschutz Entertainment Group will review the use at the end of the initial lease period (five years). The local planning authority can ensure that this is the case through planning conditions.

11 The scheme would bring a number of strategic benefits including promoting and developing London's sporting facilities, albeit on a temporary basis. The applicant states that the facility is planned as a centre of footballing excellence for children and will attract children from across the country. The facility will also be available for use by local, private and corporate users. The facilities would be accessible to all sections of the community, including disabled people and located in an area with good access by public transport.

12 **Transport for London** advise that the proposal raises no new strategic transport issues that require the Mayor's intervention.

13 The **London Development Agency** supports a scheme that will enhance London's sporting facilities in an accessible location in East London. To maximise benefits it is important that the use is inclusive and open to all children with promise as footballers. The use of currently

vacant surface car parking pending permanent development is also welcome although the temporary use should not compromise the implementation of the scheme for Greenwich Peninsula as granted planning permission last year. Greenwich Council should secure both these matters through appropriate conditions and the section 106 agreement.

14 Although this proposal is strategic in nature by virtue of its referral by Greenwich Council, it raises no significant strategic planning issues that require the Mayor's intervention and that cannot be dealt with adequately by the local planning authority.

Legal considerations

15 Although Greenwich Council was required by article 3 of the Town and Country Planning (Mayor of London) Order 2000 to consult the Mayor of London, there is no requirement for the Mayor to make comments to the local planning authority.

16 Under article 4(2) of the above Order, the Mayor may inform the local planning authority that he does not wish to be further consulted under article 4(1) of the Order in the event that the local planning authority is minded to grant planning permission. In such a case the local planning authority may determine the application without further reference to the Mayor.

Financial considerations

17 There are no financial considerations at this stage.

Conclusion

18 The application will promote and develop London's sporting facilities in an accessible location in East London without compromising the redevelopment of the Greenwich Peninsula and is therefore supported in strategic planning terms. The application raises no significant strategic planning issues and can be left to Greenwich Council to determine.

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