



GERALDEVE



# **Stag Brewery, Mortlake**

## **Open Space and Playing Pitches Assessment**

For Reselton Properties

February 2018



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The Former Stag Brewery, Mortlake

On behalf of Reselton Properties Limited

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## 1. Executive Summary

- 1.1 This Open Space and Playing Pitches Assessment (OSPPA) has been prepared by Gerald Eve LLP in support of the Stag Brewery planning applications relating to the proposed redevelopment of the site.
- 1.2 The redevelopment proposal involves development on the existing private playing fields at the site which raises planning policy considerations in respect of the loss of designated open space (Other Open Land of Townscape Importance – OOLTI) and the loss of existing sports playing pitches. OOLTI considerations are also relevant to Chalkers Corner (Application C).

### Existing Situation

- 1.3 The existing playing fields accommodate two youth-sized football pitches, originally used by workers at the Stag Brewery site. The pitches are in private ownership with no authorised access by the general public. Whilst used by a local football club and local schools, the pitches are under-utilised (used for approximately 30% of the year) only.

### Stag Brewery Planning Brief (SBPB)

- 1.4 The adopted SBPB provides guidance (not policy) and is now 6 years old. It proposed the retention of most of the existing playing fields as part of any redevelopment, with a small primary school. It did not take account for the need for external play space associated with a primary school, and assumed this would be provided by the existing playing fields. The Education and Skills Funding Authority (ESFA) has confirmed that external play facilities for any school must be of a robust and hard-wearing surface to cater for the intensive use; grass is not acceptable.

### Implications of Requiring a New Secondary School

- 1.5 A Cabinet decision was taken in mid-October 2015 to amend the education requirement for the site from a two-form entry primary school to a six-form entry secondary school, plus sixth form (approximately 1,200 pupils). Final bids for site

purchase were submitted on 23 September, in advance of the Cabinet meeting.

- 1.6 Whilst Cabinet approved the change in the brief, there have been no changes to the SBPB document, nor are there any adopted policies confirming the secondary school requirement.
- 1.7 A number of locations have been considered and assessed for the new secondary school requirement, with the starting consideration being the original location for the smaller primary school, to the north of the existing playing fields on the western part of the site. All options considered involve the loss of the existing playing fields (to accommodate the larger area required, and to meet requirements for external school play space).
- 1.8 Options with the school located to the north, east, south and west of the area occupied by the existing playing fields have been considered. This analysis and assessment has identified an optimum solution of locating the school on the eastern part of the playing fields. Section 5 of this OSPPA explains the rationale for this decision, the significant benefits of this option and the constraints and problems associated with the other options which have now been discounted. Under the preferred option, the quantum of built development proposed on the current playing fields is approximately 0.2ha. This school location option most closely represents the SBPB vision.
- 1.9 The proposed location for the school is optimum, acceptable in planning terms having regard to all relevant material considerations, and would deliver significant planning benefits.

### **Open Space**

- 1.10 The existing playing fields are designated under local policy as OOLTI. Policies seek to protect, but allow for re-provision in particular circumstances. Section 6 explains the full details of the relevant policies and the circumstances in which re-provision may be acceptable.
- 1.11 The proposal (main site and Chalkers Corner) qualifies, under Local Plan policy, as one where it is appropriate to consider re-distribution of open space. The re-

distribution proposed meets the policy tests relating to quantum, quality and openness. A significant amount of open space (OOLTI qualifying), the vast majority of which will also be fully accessible to the public, is proposed as part of the masterplan development, far in excess of the existing open space or open space envisaged in the adopted SBPB. Award winning landscape architects Gillespies have designed the landscape proposals for the masterplan and the application submission documentation demonstrates the quality of the landscape proposed.

### **Chalkers Corner**

- 1.12 The works at the Stag Brewery site require the implementation of highways works at Chalkers Corner in order to mitigate the transport impacts of the scheme. Some of the land required for these works is designated OOLTI. The highways works will involve the provision of some additional public open space (including green space) but overall there will be a very small net loss in OOLTI designated space and green space.
- 1.13 This very small loss is compensated by the fact that a significant masterplan-wide uplift in OOLTI is proposed, new and enhanced landscape and OOLTI at Chalkers Corner is proposed, much of which is closer to existing residential properties, thus providing amenity benefits.

### **Play / Sports Provision**

- 1.14 Planning policies at all levels seek to protect existing sports and play facilities. However, the NPPF, emerging Richmond Local Plan and Sport England policy allow for the loss of existing facilities if it can be demonstrated that they would be replaced by new facilities that would have sufficient sporting benefits to outweigh the loss. The proposal has been tested against Sport England Exception Test E5, as detailed in sections 9 and 10 of this report.
- 1.15 SLC Consulting have been appointed to advise on all matters relating to sports and play facilities and have prepared a Briefing Paper which is appended to this document. The SLC Paper concludes that the proposal would provide substantial sporting benefits which should provide sufficient benefit from a sporting perspective to outweigh the detriment caused by the loss of the existing playing fields.

Consequently, the Sport England Exception Test is satisfied in this instance, and the proposals are acceptable, in planning terms, having regard to sports and play space. The sporting benefits that the redevelopment would secure are numerous and set out in detail in section 10 of this OSPPA. A key benefit is the increased use and participation that the redevelopment would deliver, and the range of sports that could be played.

## **Conclusion**

- 1.16 The proposal has been assessed against policies which require protection of open space and existing sports facilities, and development involving their loss will only be acceptable if specific criteria can be demonstrated.
- 1.17 All criteria relating to both open space and sports facilities are satisfied by the proposals. The redevelopment would provide a greater amount and quality of open space (which would be OOLTI compliant) and would deliver facilities that would have significant sporting benefits to outweigh the loss of the existing, private and under-utilised sports pitches. For these reasons, and those summarised in section 11, the proposals are acceptable in all relevant respects.



## 2. Introduction

- 2.1 This Open Space and Playing Pitches Assessment (OSPPA) has been prepared by Gerald Eve LLP on behalf of Reselton Properties Limited ('the Applicant') in support of three linked planning applications for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').
- 2.2 The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the River Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields.
- 2.3 The redevelopment will provide homes, accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction.
- 2.4 The three planning applications are as follows:
- Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
    - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
    - ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
  - Application B – detailed planning application for the school (on land to the west of Ship Lane).
  - Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 2.5 Full details and scope of all three planning applications are described in the submitted Town Planning Statement, prepared by Gerald Eve LLP.
- 2.6 This OSPPA deals with matters relating to the loss of designated open space and the loss of the existing (privately-owned) sports pitches, and considers the scheme

proposals against relevant planning policies and guidance.

- 2.7 Pre-application advice from the Greater London Authority (GLA), Sport England, Football Association, Football Foundation, Education and Skills Funding Authority (ESFA) and the London Borough of Richmond upon Thames (LBRuT) has been taken into account in the preparation of this OSPPA.
- 2.8 The proposals the subject of these planning applications relate to the redevelopment of the former Stag Brewery site in Mortlake. The masterplan, prepared by Squire and Partners, is for the comprehensive mixed-use redevelopment of the site to provide a new village heart for Mortlake comprising residential, a new secondary school (the subject of Application B), flexible commercial space (retail, cafes and restaurants etc.), health care facilities, office space, hotel, community uses, gym/cinema together with associated car parking, open space and public realm. Highways works are proposed to the Chalkers Corner junction (Application C) to facilitate the redevelopment of the main brewery site.
- 2.9 The proposal involves development on the existing brewery private playing pitches at the site (on the western side of Ship Lane, the extent of which are shown on the diagram at **Appendix 1**) and works to Chalkers Corner (Application C) which raise two interlinked planning policy considerations:
- a. Loss of designated open space (i.e. visual amenity, green infrastructure, Other Open Land of Townscape Importance - OOLTI); and
  - b. Loss of existing playing pitches (i.e. sports provision and recreational value).
- 2.10 This OSPPA considers and assesses both of these matters.

### 3. Existing Situation

#### Main Stag Brewery Site (Application A)

3.1 The existing playing field land at the Stag Brewery site is located in the western corner of the site, with boundaries to Lower Richmond Road and Williams Lane. In total, it covers an area of approximately 2.06ha and is designated as 'Other Open Land of Townscape Importance' (OOLTI) in the Local Plan. The land accommodates two youth sized 11v11 football pitches and a small sports pavilion which includes changing room facilities. Each pitch measures 91m x 55m. **(Appendix 1)**

3.2 The playing fields have always been in private ownership. Originally, the playing fields were owned by the brewery, and used by brewery staff. Reselton Properties Limited (RPL) purchased the site, including the playing fields, in 2015. The playing fields have never provided unrestricted public access and do not allow public access on a day to day basis.

3.3 Through agreement with RPL, the playing pitches are used by Barnes Eagles Football Club, Thompson House School and St. Mary Magdalen School. Barnes Eagles use the playing pitches for football matches and football training at weekends during the football season. Thompson House School use the playing pitches for sports and games on Tuesdays during school term time. St. Mary Magdalen School use the playing pitches for its annual sports day. There is currently no evening use of the playing pitches.

3.4 The approximate level of activity on an annual basis can be summarised as follows:

User	Activity	Approximate annual usage (days or part of days)
Barnes Eagles FC	Football matches and training	70 days
Thomson House School	Sports/games	40 days

St Mary Magdalen School	Sports day	1 day
		111 days (30% of the year)

3.5 **Key Message 3a:** The sports/play value of the existing pitches is extremely limited. The pitches are in private ownership and therefore access has historically always been limited. Whilst currently used by a small number of groups under licence, the playing pitches are significantly under-utilised (due to the grass surface requiring time to recover and be prepared in-between intensive match use). There is no other authorised access to the land by the general public.

#### **Chalkers Corner (Application C)**

3.6 Part of Chalkers Corner, measuring approximately 0.17ha, is designated as OOLTI. The proposed highways works the subject of Application C, which are necessary to make the wider scheme acceptable in planning terms, involve the loss of some of this existing OOLTI.

## 4. Adopted Stag Brewery Planning Brief

4.1 The Stag Brewery Planning Brief (SBPB) was adopted by LBRuT as a Supplementary Planning Document (SPD) in July 2011. It provides guidelines on future uses, layout and design for the redevelopment of the site, identifies opportunities and constraints and provides guidance for redevelopment proposals.

4.2 To be clear, the document is guidance not policy, and is now 6 years old. Whilst it remains a material consideration in the determination of any planning application relating to the site, it does not form part of the statutory Development Plan against which proposals are to be assessed.

4.3 A requirement for a two form entry primary school is identified within the SBPB (paragraph 5.20). The Council's indicative vision plan, contained at Appendix 1 of the SBPB, identifies an indicative location for a primary school, which is shown to the north of (and partly on) the existing sports fields in the south west area of the site (**Appendix 2**).

4.4 The SBPB contains guidelines and advice in respect of the existing playing fields at the site.

4.5 Paragraph 2.6 states:

**“The site includes a private playing field, which is protected as “Other Open Land of Townscape Importance” but is not designated as “Public Open space””.**

4.6 Paragraph 2.42 states:

**“There is an existing private playing field in the south west corner of the site. This comprises two football/one cricket pitch and a pavilion. This is currently used by Barnes Eagles Football Club on Saturdays and Sundays. It is also used by local schools for sports events and summer fairs”.**

4.7 Paragraph 2.43 states:

**“Consideration has been given to whether there would be any benefits from**

**the relocation of this space and the Council’s conclusion (supported by the public) is that it must be retained in this location, and made more accessible for public use”.**

- 4.8 Appendix 1 of the SBPB contains an indicative concept plan identifying the LBRuT’s vision for the site (**Appendix 2**). Squire and Partners have transposed the indicative concept plan onto their base, in order to enable simple comparisons with the proposed masterplan (**Appendix 3**).
- 4.9 The vision plan identifies the western portion of the site for a mix of residential use (in buildings up to 7 storeys), a primary school with community use, a small area for retail uses (on Lower Richmond Road) and retention of the majority of the existing playing fields. **Appendix 4** identifies the parts of the existing playing field that the SBPB envisaged as being built upon for primary school use and residential use.
- 4.10 The primary school is shown, indicatively, to the north of and partly on the playing fields. Given the size of the area identified for the school, it is clear that this only accounted for the primary school building itself and did not take into account the associated open/play space requirements that would also be necessary to support the primary school. As a result, it is logical to assume that it was the ambition of the Planning Brief for the playing fields to be utilised by the primary school for this purpose.
- 4.11 **Key Message 4A: The adopted SBPB identified some development (including part of the proposed primary school) on the existing playing field. It also envisaged that the school would make use of the playing fields for sport and games.**
- 4.12 The SBPB indicative vision plan also identifies an area for a ‘green link’, located on the eastern part of the site, extending from Mortlake Green down to the river. This, plus the remainder of the majority of the playing fields, comprises the extent of green space shown on the SBPB indicative diagram. Given the indicative nature of the concept plan, it is not appropriate or necessary to measure these areas for consideration as they are shown as simple conceptual ideas as opposed to firm proposals. Planning policies within the Development Plan cover the requirements for provision of OOLTI, open space and amenity space within development

proposals.

### **The need for hard play space / sports pitches**

- 4.13 Following discussions with the Education and Skills Funding Authority (ESFA), it became clear that they would not support play/games facilities for any type of school on solely grass pitches because they deteriorate quickly and do not allow for all year round use. Correspondence between Gerald Eve and the ESFA's agents (Cushman Wakefield) (**Appendix 5**) states:

"It is therefore critical that any on site pitches are artificial as the needs of a secondary school could not be met with a grass surface".

- 4.14 In respect of the SBPB's primary school requirement, Cushman Wakefield advise that, for this type of school, the arrangement should include a school building of 2,072 sqm (GIA), with total site area (i.e. including outdoor play) of 15,986sqm (or 1.6ha). A proportion of the grassed playing fields would need to be given over to hard play / sports surfaces that could be more intensively utilised.
- 4.15 It is acknowledged that there are primary schools in London, and indeed in Richmond, where external school playing space is provided at a level less than desired, however, the area referred to by the ESFA represents the optimum requirement. The plan at **Appendix 6** shows an extent of external space required for a primary school, which is less than the ESFA requirement, and considered to be a reasonable level of provision for a primary school, demonstrating a significant area of the existing playing fields which could not be retained.
- 4.16 **Key Message 4b: The SBPB primary school proposal could not be delivered as shown on the concept diagram: development on the playing field would have been required in order to meet school play/sports requirements and standards.**

## 5. Implications of Requiring a New Secondary School

### Timing of change to education requirement

- 5.1 Final bids for site purchase were submitted to Gerald Eve on 23 September 2015. Exchange of contracts took place during the early part of November, with completion of site purchase in early December.
- 5.2 On Thursday 15 October, after final bids had been submitted, a report was presented to LBRuT's Cabinet, seeking approval from Members to change the education requirement from primary to secondary school at the Stag Brewery site. The report was accompanied by an update to the School Place Planning Strategy, which identified the new requirement for a six form entry secondary school, plus sixth form, at the Stag Brewery site.
- 5.3 Whilst contracts were formally exchanged *after* the Cabinet Committee decision, at this late stage of the purchase process there was no opportunity to revise or amend bids given that the bidding process had been completed, and a preferred bidder selected for the purchase. Instead, it was determined that any future policy change to require a secondary as opposed to primary school would be discussed during formal pre-application discussions.
- 5.4 At the time the decision on the secondary school was made, the Cabinet Paper did not provide any details on how or when the SBPB would be amended to reflect the additional space requirements of the secondary school, nor were these space requirements made clear in the Cabinet papers. Despite Cabinet approval, no amendments have been made to the Planning Brief in respect of the school requirement.
- 5.5 In fact, there is still no adopted planning policy requiring provision of a secondary school on the Stag Brewery site, although LBRUT's emerging site allocation planning policy for the Stag Brewery site proposes to confirm this amended education provision requirement. The Local Plan is expected to be adopted imminently.
- 5.6 The SBPB proposed retention of the majority of the existing playing fields on the basis of a primary school. The indicative diagram envisaged that a small primary school



could be located to the north of (but partly on) the playing fields, with the majority of the playing fields retained. As explained in the previous section, the ESFA has confirmed that a significant proportion of the playing field would have to be developed for hard surfaces in order to meet ESFA primary school requirements.

- 5.7 The change in requirement to a large secondary school means that it is not possible to locate a secondary school of the size required within the footprint identified in the SBPB for the primary school; a significant amount of additional space is required. Therefore, alternative locations and layouts must be considered for the new requirement. This is acknowledged within the emerging site allocation policy, which refers to retention or re-provision of playing fields.
- 5.8 The project team has been working closely with the ESFA and LBRuT since the summer of 2016 in respect of the school element of the scheme proposal. The ESFA's architects have been involved in the process to ensure that the size, layout, components and specifications of the proposed school meet ESFA requirements in the event that the ESFA were responsible for delivery.
- 5.9 Extensive dialogue in respect of the school and playing fields has been held with local people and community groups through a variety of forums, including meetings and presentations, public consultation events and, more recently through Community Liaison Group (CLG) sessions. The CLG sessions are attended by representatives of various local organisations. One CLG session focussed specifically on matters relating to the new school, impacts on playing fields and replacement facilities and re-provision.

### **School Location Options**

- 5.10 A series of options have been explored to understand the most optimum location for accommodating the new secondary school. Theoretically, there are many locations for a secondary school on the site. However, regard must be had to the location of the primary school shown on the SBPB indicative diagram: on the western part of the site, to the north of (but partly on) the playing fields. It is assumed that this location was selected so that the school could make use of the playing fields.
- 5.11 Taking the above as a starting point, the project team has extensively assessed

various locations for the new secondary school, on the western part of the site. Given the ESFA requirements for external play space for the new school, all options are based on development surrounding a new school play space (in place of the existing playing fields), and include options locating the school building to the north, east, south and west of the new external green space.

#### Option 1 (School to the south)

5.12 With reference to **Appendix 7**, an initial proposal was put forward which suggested retaining an existing grass pitch and locating a new secondary school to the south of the pitch with frontage onto Richmond Road. In addition, as part of a masterplan approach, Squire & Partners considered it was important to retain an urban edge to the open space and therefore a new street and residential blocks were proposed on the western side of the grass pitch.

5.13 This option was dismissed for the following reasons:

- The proposed school size and location was based on four storeys which was determined as inefficient by the ESFA and needed to be reduced in height;
- The location of the school blocked the openness of the site from the south and the outlook of properties located along Lower Richmond Road thus conflicting with the objectives of the SBPB and the site's OOLTI designation;
- The utilisation of a retained grassed area pitch for the secondary school was considered unacceptable to the ESFA due to maintenance issues and the ability to use the space intensively.

5.14 There were concerns that the proposed blocks west of the new open space area would locate residential accommodation on land previously utilised by private open space. At this point, the level and quantum of redistribution for the existing open space throughout the site was not fully understood.

#### Option 2 (School to the west)

5.15 With reference to **Appendix 8**, it can be seen that, due to the reduction in height required of the school by the ESFA, the footprint significantly increased. It was therefore proposed to re-orientate the school on the western side by maintaining an

urban form around the proposed open space. In order to accommodate a harder wearing surface which can be more intensively used in association with the school activities, the form of the open space necessarily means a reduction in grassed area.

5.16 The scheme provided a number of benefits in comparison to the previous design iteration including;

- An increase in the quantum of open space to be retained in this location;
- A total increase in the quantum of open space to be distributed throughout the site as a whole (At this time there was a greater understanding of the quantum of open space throughout the site);
- The retention of the openness of views to the south of the existing playing fields;
- The maintenance of a clear urban form along Williams Lane as part of a masterplan approach;
- A significant increase in the opportunity for sports and recreation both through the use of sports surfaces on the existing open space area allowing for a greater intensification of sports use, as well as the creation of a new MUGA within the new secondary school.

5.17 Despite what was considered to be a high quality masterplan solution for both the secondary school and the open space issue, following concerns raised during the public consultation exercise, RPL instructed Squire & Partners to review again how the school's disposition could be refined further. The key issues of concern in respect of Option 2 related to:

- The loss of open space to residential accommodation;
- The associated reduction in the quantum of open space to be retained in this location;
- The continued presence of built form on the west side of the new open space area resulting in a reduction for openness and properties along Williams Lane;
- The significant reduction in grassed area resulting from an increase in sports surfaces.

### Option 3 (School to the north)

- 5.18 Following the review of Option 2 by Squire and Partners, and further discussions with LBRuT, the position of the school was amended and proposed to be relocated towards the rear of the site. This not only better reflects the original desired location for the primary school within the Council's Planning Brief, but also provides an opportunity of increased open green space on the site, and to the Lower Richmond Road site frontage.
- 5.19 Initially, three sub-options were considered (each with the school to the north), as shown on Plans A, B and C at **Appendix 9**. Plans A and C identify the opportunity for incorporating a 3G football pitch which would provide the opportunity for Barnes Eagles Football Club to continue training and playing at the site. Alternatively, Plan B demonstrates that reducing the area associated with hard sports surfacing would allow for a new community park to be incorporated at the south of the site creating new meaningful open space which is publically accessible. Plan C demonstrates an option to include a 3G football pitch and provide a community park.
- 5.20 The series of diagrams at **Appendix 10** explain the iterative design process associated with Option 3.

### **Step 1**

- 5.21 The SBPB requirement for a new primary school to the north of the playing fields is shown, as is an area of external play space appropriate for a school of this size. This would result in loss of this part of the playing fields, alongside those other parts of the playing fields which the SBPB indicative diagram envisaged as being developed on.

### **Step 2**

- 5.22 The secondary school footprint is shown, in place of the original primary school. This would contravene the provisions of the SBPB and would have impacts in terms of residential amenities to the occupants of existing properties on Williams Lane.
- 5.23 As can be seen, this layout would bring the western elevation of the new school to the very edge of the site, very close to existing properties on Williams Lane. This would be likely to result in impacts to existing amenities, including in respect of noise, outlook, privacy, daylight, sunlight and overshadowing. This layout would also contravene the

provisions of the SBPB by proposing part of the school on land identified for residential use.

### **Step 3**

- 5.24 In order to mitigate the issues arising from Step 2 above, the school is moved southwards onto the northernmost part of the playing field, away from the Williams Lane residential properties and partly onto land outside the boundary of the playing field. The external play space requirement encroaches onto land identified within the SBPB as for new residential development.

### **Step 4**

- 5.25 The external space requirement is amended through relocating the SBPB residential zone (on the east of the playing fields), across to the western side of the playing fields. This move results in all land in front of the school being capable of having OOLTI status and it delivers a layout which includes an urban edge to the western part of the site, providing a frame around the new green space, OOLTI views into the site, with the school at the top end.

### **Step 5**

- 5.26 Following further discussions amongst the project team, and discussions with LBRuT, some further amendments to this option were made, resulting in the masterplan shown as Step 5. The changes made comprise:

- Relocation of school car parking from western side of school to eastern side;
- Removal of new road running east-west to the north of proposed school, and replacement with pedestrianised public realm;
- Replacement of single residential block on western edge of site with two smaller blocks; and
- Further design of the community park.

- 5.27 Squire and Partners have confirmed the following footprint area figures associated with this masterplan version:

- School footprint total: 3,887sqm

- School footprint on existing playing field: 3,056sqm
- Residential blocks on playing field footprint: 1,760 sqm
- Total proposed built footprint area on playing field: 4,816sqm (0.48ha).

5.28 This arrangement provided benefits in terms of the overall amount of open and amenity space, green space, and replacement OOLTI, and resulted in the school having an appropriate setting, with the open space being framed by built form.

5.29 Local residents and members of the CLG remained opposed to this option, principally on grounds that the school building and the residential blocks were considered to be unacceptably close to residential properties on Williams Lane. Concerns were also raised in respect of the proximity of the external play space and MUGA to those residential properties. Officers remained concerned about the extent of development proposed on the footprint of the existing playing field (particularly in respect of the residential blocks on the western boundary).

#### Option 4 (school to the east)

5.30 As part of pre-application dialogue, and in light of the remaining concerns in respect of Option 3, the project team considered a further option for the school location: to the east of the playing fields. Consequently, the applicant has considered options for the school location to the south, west, north and east of the playing fields.

5.31 This location is the preference of the Mortlake Brewery Community Group (MBCG) which had prepared a sketch diagram for this option, included at **Appendix 11**. Squire and Partners have transposed the MBCG sketch onto their masterplan base for ease of comparison and consideration (also included at **Appendix 11**).

5.32 In this option, the residential blocks on the western part of the playing field are removed entirely from the proposals, and less of the school building footprint is on the footprint of the existing playing fields. However, the MBCG proposal is not achievable in terms of providing two full size football pitches because there is insufficient space and a requirement (from Sport England) to provide appropriate run off space and spectator space (**Appendix 11**). In addition, the MBCG arrangement does not allow for any external school playground space or a MUGA. Further, the MBCG option would not allow for any space for a community park at the front of the site, which was a

key benefit of Option 3.

- 5.33 In order to address these deficiencies associated with Option 4, Squire and Partners have developed this option further, but retaining the school in this location. **Appendix 12** contains the preferred solution for the school. In this version, a single full size football pitch is provided (3G surface to satisfy ESFA and Sport England requirements), additional school play and playground space is provided in front of the school (and separate from the playing pitch), an external MUGA is provided (away from existing residential properties) and a community park (albeit smaller than proposed under Option 3) is included. This option provides significant benefits compared with the other options considered.
- 5.34 Option 4 involves the least built development on the footprint of the existing playing fields of all options considered. No residential development is proposed on the existing playing fields, and only a small element of the new school building is proposed. The diagram at **Appendix 12** shows the extent of the proposed school building which would occupy current playing field land. This measures approximately 0.2ha (compared with Option 3 of 0.48ha): a reduction of almost 60% of built development on the existing playing field footprint compared with Option 3.
- 5.35 Option 4 retains the openness of this part of the site as currently exists: no built development on the western boundary, closest to existing residential properties on Williams Lane, and retained open frontage onto Lower Richmond Road.
- 5.36 **Appendix 13** contains the detailed arrangement for the school element of the development. The school, proposed on the eastern side would have straightforward access and servicing arrangements via the new proposed road of Lower Richmond Road. All car parking associated with the school is located on the eastern side of the school building, away from existing residential properties and there would be no vehicle access required to Williams Lane. Equally, drop off and bus services would not need to egress using Williams Lane as Ship Lane would provide egress.
- 5.37 Michael Grubb Studio has carried out an assessment of all options in respect of the playing pitch having appropriate floodlighting to facilitate evening use of the new pitch, as required by Sport England. As detailed in the accompanying Lighting Masterplan document and Lighting Assessments, this configuration allows for the pitch to be lit

without having any detrimental impacts to residential properties in terms of light spill and glare.

- 5.38 Finally, Option 4 provides the greatest level of benefit in terms of overall site-wide open space, amenity space and OOLTI.

#### School Location Option 4: Benefits

- 5.39 This masterplan arrangement provides the optimum location and design solution for the proposed school and open space. In this option, the following benefits would be delivered:

- Provision of a new secondary school of a size and specification suitable to the ESFA and meeting the capacity requirements of LBRuT;
- Minimal development encroachment on the footprint of the existing playing fields (just 0.2ha – representing less than 10% of the existing playing field footprint), thereby most closely representing the SBPB vision in terms of playing pitch retention;
- No residential development proposed on any part of the existing playing field footprint;
- Provision of a full size 3G football pitch (to enable year round football use, including for existing and additional users), and external multi-use play space to the south west of the school building, thus delivering significant sports benefits compared to the existing situation;
- Maximum regard had to the amenities of existing residents on Williams Lane, by positioning built form furthest away from them;
- Close reflection of the preferred arrangement of the Mortlake Brewery Community Group, CLG members and local residents;
- Floodlighting for the new pitch, to enable community use and sporting benefits, without detrimentally impacting on any existing or new residential occupiers;
- Retention and enhancement of amenity views into the site from Lower Richmond Road (preservation of OOLTI), most closely reflecting the existing site situation;
- Appropriate separation distances between proposed new residential buildings to the north of the football pitch, the nursing home to the east of the proposed school building and the existing residential properties on Williams Lane;



- Enhanced opportunities for hard and soft landscaping within the school application boundary;
- Provision of a new community park at the very front of the site, fully accessible to members of the public, site users and occupants and school children;
- School entrance and access and drop-off arrangements avoiding any additional traffic using Williams Lane;
- Significant replacement green and OOLTI qualifying space throughout the site, far exceeding existing OOLTI quantum (see Section 7 of this OSPPA);
- Significant publicly accessible open green space throughout the development in comparison to the current situation (no publicly accessible space) (see Section 7 of this OSPPA);
- Total overall amenity space throughout the development (vast majority of which is publicly accessible) of approximately 4.75ha (51% site coverage).

5.40 Although it will still not be possible to retain the existing grassed pitches (which would be the case under any option), the increased quantum of open space in this location will allow for a flexible, more intensive use, which will benefit a much greater number of individuals and groups overall. The public benefits associated with the proposed masterplan, as summarised above, are significant and wide-reaching. In addition, the key concerns from the neighbouring residents with regard to the openness of the site are now considered to have been addressed.

## Summary

5.41 A series of options for the location of the new school and its associated facilities have been comprehensively investigated and assessed. The proposed arrangement, as applied for, is the culmination of extensive option and scenario testing having regard to all material considerations. In summary:

- A secondary school with sixth form requires significantly more land than a primary school;
- The existing playing fields would not be retained in their existing form in either a primary or secondary school scenario as school play/sports requires a more robust surface to enable intensive use;
- A secondary school cannot be provided on the volume of land identified for a primary school in the SBPB;

- The height and footprint of the proposed school is fixed, having regard to ESFA criteria and LBRuT's required capacity of the school;
- Play and sports provision must be linked with the proposed school (in order to meet ESFA requirements and comply with the SBPB);
- Various options for the school location have been extensively considered. On the basis that the existing playing fields would not have been fully retained under any redevelopment proposal, the options considered involve development on the playing field land.
- Various options for the school location have been discounted due to concerns relating to impact to OOLTI and retaining open views into the site, design and amenity relationships with existing residential properties, and conflicts with designated development zones identified in the SBPB.
- Locating the school in the proposed location (Option 4), as shown on the masterplan, enables:
  - retention of the open aspect of this part of the site (and re-provides OOLTI, including a new public park);
  - an appropriate relationship with surrounding uses;
  - provision of play/sports space to be directly linked with the school, and used more intensively throughout the year;
  - compliance with the principles of the SBPB for the western part of the site; and
  - meeting ESFA requirements to ensure delivery of the school.

**5.42 Key Message 5b: A comprehensive and thorough assessment has been carried out by the applicant to determine the optimum masterplan location for a secondary school and associated play space. The selected option is the optimum solution, and would provide public benefits. The existing grass playing fields, however, cannot be retained in the current form.**

5.43 The consequence of this masterplan outcome raises two planning policy matters: the re-provision of a quantum of open space (0.2 ha – the area of existing playing fields occupied by the proposed secondary school), and the re-provision of play/sports facilities.

5.44 The subsequent sections of this report focus on the planning policy position with regards to the loss of the existing playing fields and the circumstances in which re-

provision of open space and sports/play facilities can be considered appropriate.

## 6. Relevant Planning Policy: Open Space

### Summary

6.1 There are two interlinked planning policy issues associated with the proposal. These are summarised at paragraph 2.9 of this report:

- a. 'Open Space Policy' - Loss of designated open space (i.e. visual amenity, green infrastructure, Other Open Land of Townscape Importance) and is this loss mitigated by the proposals?
- b. 'Play / Sports Policy' Loss of existing playing pitches (i.e. sports provision and recreational value) and is this loss mitigated by the proposals?

6.2 The default policy position in respect of both aspects above is that existing open space and play/sports facilities will be protected. However, the position is not inflexible for either element. Instead, in appropriate circumstances, and if certain criteria can be satisfied, it can be appropriate for existing open space and play/sports space to be replaced with alternative facilities. Sections 7 and 9 of this report assess the proposals in this respect.

### Open Space Policy

6.3 This policy consideration relates to the open nature of the existing playing fields, specifically, the visual amenity it provides and its value as green infrastructure in this part of the borough.

6.4 The existing playing fields, part of Chalkers Corner and parts of the surrounding land, are designated within the Development Plan as 'Other Open Land of Townscape Importance' (OOLTI).

6.5 Relevant planning policy and guidance in respect of OOLTI is contained within:

- LBRuT Development Management Plan;
- Draft LBRuT Local Plan (Publication Version); and
- Adopted Stag Brewery Planning Brief (SPD).

**LBRuT Development Management Plan (November 2011)**

- 6.6 Policy DM OS 3 states that OOLTI will be protected and enhanced in open use. The policy acknowledges that there are exceptional cases where appropriate development is acceptable.
- 6.7 The supporting text to the policy at paragraph 4.1.6 states that OOLTI can include public and private sports grounds, school playing fields, cemeteries, allotments, private gardens, areas of vegetation such as street verges and mature trees.
- 6.8 Paragraph 4.1.8 states that OOLTI should be predominantly open or natural in character. In defining OOLTI the following criteria (which are qualitative and not all need to be met) are taken into account:
- Contribution to the local character and/or street scene, by virtue of its size, position and quality.
  - Value to local people for its presence and openness.
  - Immediate or longer views into and out of the site, including from surrounding properties.
  - Value for biodiversity and nature conservation.
- 6.9 Paragraph 4.1.9 explains the purpose of OOLTI:
- “The purpose of this policy is to safeguard this open land and ensure that it is not lost to other uses without good cause. Protecting and opening up views into and out of designated other open land is encouraged because of the contribution to the distinctive character of an area and the benefits of all. Where a comprehensive approach to redevelopment can be taken, such as on major schemes or regeneration proposals, or for social community or educational uses, it may be acceptable to re-distribute the open land within the site, providing that the new open area is equivalent or improved in terms of size, shape, location, quality and potential ecological value.”*** (our emphasis)
- 6.10 Policy DM OS 6 relates to public open space, including new public open space. It states that larger new developments will be expected to include open space provision within the scheme, with the aim to strike a balance between private, semi-

private and public open space provision.

- 6.11 It is important to state that OOLTI and amenity/open space are not mutually exclusive; It is entirely appropriate, in planning policy terms, for new open/amenity space to also have OOLTI status (subject to meeting the terms for OOLTI).

**Draft Local Plan (January/February 2017)**

- 6.12 The Draft Local Plan is currently at ‘publication’ stage, having been subject to two rounds of consultation. The draft Local Plan has been submitted to the Secretary of State and the examination held in October 2017. Adoption is expected in spring 2018.
- 6.13 The Draft Local Plan contains similar policies to the Development Management Plan in respect of OOLTI and public open space.
- 6.14 Draft Policy LP14 relates to OOLTI and, consistent with adopted Policy DM OS 3, it states that OOLTI will be protected but acknowledges that there may be exceptional circumstances where appropriate development is acceptable.
- 6.15 The supporting text at paragraph 5.3.6 confirms:

**“Where a comprehensive approach to redevelopment can be taken, such as on major schemes or regeneration proposals, or for community and social infrastructure including educational uses, it may be acceptable to re-distribute the designated open land within the site, provided that the new open area is equivalent or improved in terms of quantum, quality and openness.”** (our emphasis)

- 6.16 Draft Policy LP31 is similar to adopted Policy DM OS 6 (open space) and requires proposals to provide public open and play space. As stated previously, it is possible that open and play space can also qualify as OOLTI.
- 6.17 Draft Policy LP12 relates to green infrastructure and states that all development is to protect and, where possible, enhance green infrastructure. Proposals should incorporate green infrastructure assets, which make a positive contribution to the

wider green infrastructure network.

- 6.18 The Draft Local Plan includes a development allocation for the Stag Brewery site. Draft Site Allocation SA24 states:

***“The Council will support the comprehensive redevelopment of this site. An appropriate mix of uses, particularly at ground floor levels, should deliver a new village heart and centre for Mortlake. The provision of an on-site new 6-form entry secondary school, plus sixth form, will be required. Appropriate uses, in addition to educational, include residential (including affordable housing), employment (B uses), commercial such as retail and other employment generating uses, health facilities, community and social infrastructure facilities (such as a museum), river-related uses as well as sport and leisure uses, including the retention and/or re-provision and upgrading of the playing field. The Council will expect the provision of high quality open spaces and public realm, including links through the site to integrate the development into the surrounding area as well as a new publicly accessible green space link to the riverside.”*** (our emphasis)

#### **SBPB (July 2011)**

- 6.19 The relevant provisions of the SBPB in relation to the playing fields and open space can be summarised as follows:
- The private playing field is OOLTI but is not designated as ‘Public Open’ space (paragraph 2.6);
  - The Council will seek to protect and enhance the designated OOLTI (paragraph 2.43);
  - Opportunities to create formal and informal open recreation space must be taken into account,
  - Development adjacent to the area of open land should have regard to the visual impact on the character of the open land.

## 7. Assessment: Open Space (Main Site)

7.1 The existing grass playing pitch and some adjacent land (non-playing fields) is designated as OOLTI under LBRuT policies. As described in the previous section of this report, policies seek to protect and, where possible, enhance existing OOLTI. OOLTI is land which has value as green infrastructure and townscape amenity value.

7.2 The adopted Development Management Plan and Draft Local Plan confirm that a flexible approach can be taken in respect of development on existing OOLTI. Paragraph 5.3.6 of the Draft Local Plan states:

**“Where a comprehensive approach to redevelopment can be taken, such as on major schemes or regeneration proposals, or for community and social infrastructure including educational uses, it may be acceptable to re-distribute the designated open land within the site, provided that the new open area is equivalent or improved in terms of quantum, quality and openness”.**

7.3 On the basis of the above, the first ‘test’ in considering the appropriateness of redistributing open space is whether the nature of the proposal is suitable for consideration.

7.4 The application proposal constitutes a major scheme, is a regeneration proposal and includes community and social infrastructure including an education use. Consequently, the proposal is clearly suitable for flexible consideration of how the existing OOLTI may be assessed. This applies to the main masterplan scheme (Application A), the new school (Application B) and the necessary highway works at Chalkers Corner (Application C), which are considered in more detail in the following section of this OSPPA.

7.5 The second ‘test’ is whether the new open space is equivalent or improved in terms of quantum, quality and openness. In order to consider all of these matters, it is first necessary to define what constitutes OOLTI qualifying space.

7.6 The Draft Local Plan defines OOLTI (Appendix 7) as follows:

“Open areas, which are not extensive enough to be defined as Metropolitan Open



Land, but act as pockets of greenery of local significance, contribute to the local character, and are valued by residents as open spaces in the built up play area. These areas can include public and private sports grounds, some school playing fields, cemeteries, allotments, private gardens, areas of vegetation such as street verges and mature trees”.

7.7 Paragraph 5.34 of the Draft Local Plan provides further guidance and confirms that the following are taken into account when defining OOLTI:

- Contribution to the local character and/or street scene, by virtue of its size, position and quality.
- Value to local people for its presence and openness.
- Immediate or longer views into and out of the site, including from surrounding properties.
- Contribution to a network of green spaces and green infrastructure.
- Value for biodiversity and nature.

7.8 In respect of the above, the Draft Local Plan states that these are qualitative and not all need to be met.

7.9 There are various elements of the proposed development which are capable of having OOLTI status and can therefore be considered to mitigate loss of existing OOLTI. The scheme elements that qualify include public green space, courtyard green spaces, private gardens and the external school playing facilities.

7.10 In respect of the proposed school play facilities, these will comprise artificial green play surfaces (such as AstroTurf / 3G pitches). These will be high quality materials, similar to those shown on the photographs in **Appendix 14**.

7.11 It is the applicant’s intention that these elements are made available to the local community through a shared community use agreement. As such, this particular element of replacement OOLTI qualifying space would:

- Contribute to local character and street scene by virtue of its size, position and quality;
- Provide amenity value for local people due to its presence and openness;

- Allow for long views into the site, including from surrounding properties; and
- Contribute to a network of green spaces and green infrastructure within the site and linked with the site.

7.12 On the basis of the above, these elements of the proposed development qualify as potential replacement OOLTI to be assessed against the second test identified above: whether the new open space is equivalent or improved in terms of quantum, quality and openness.

### Quantity

7.13 The existing LBRuT OOLTI designation, which covers the full extent of the playing fields, measures approximately 2.2 ha, however, this includes non-green elements such as the sports pavilion building, its car park and other hard-surfaced areas. We consider that these elements do not constitute qualifying OOLTI and should therefore be removed from the existing qualifying area. On this basis, the actual existing OOLTI qualifying green space (ie the full extent of the playing fields) measures 2.06ha (see page 8 of Gillespies Sketchbook 704 Rev17 at **Appendix 15**).

7.14 In the SBPB, green space was proposed through retention of the majority of existing playing fields and a new green link from Mortlake Green to the river. The retained playing fields (after taking account of the elements which were identified as being built upon) measures approximately 1.85ha. The green link is shown only indicatively and conceptually in the SBPB, and therefore no prescribed area or amount of space was identified for this.

7.15 The proposed replacement OOLTI (public green space, courtyard green spaces, private gardens and external school playing facilities) comprises a total area of approximately 3.06ha (**Appendix 15**, page 4).

7.16 **Key Message 7a: Against the existing provision on site (2.06ha), the proposals would deliver an overall increase in OOLTI of 49% compared with the baseline (existing) situation. This quantum is also suitable in comparison with the green space elements envisaged within the SBPB (reduced playing fields of**

**1.85ha and new green link of unspecified size).**

- 7.17 Whilst not a requirement of OOLTI, a key objective of the SBPB was to ensure that the open spaces (retained playing fields and new green link) were fully accessible to the public. Therefore, it is important to consider the proposed development in this respect.
- 7.18 The majority of proposed OOLTI is publicly accessible, although some elements (e.g. private gardens to proposed houses) are not. The existing OOLTI at the site is not publicly accessible. In addition to replacement OOLTI, the proposed masterplan also includes extensive areas of publicly accessible open spaces.
- 7.19 **Key Message 7b: Overall, total public accessible amenity space proposed (which includes accessible OOLTI areas) within the masterplan amounts to 3.89ha (see page 7 of Gillespies Sketchbook at Appendix 15). This compares with the current situation of no publicly accessible open space at all.**
- 7.20 The SBPB identified 1.85ha of retained playing field space, to be made more accessible, plus an open green link. Even allowing for a significant area for the green link, 3.89ha of publicly accessible open amenity space far exceeds the SBPB vision.

Quantitative Assessment: Scenario Testing

*a) Green link space removed from assessment*

- 7.21 During pre-application discussions and feedback, LBRuT requested that OOLTI assessment includes a scenario whereby the proposed green link OOLTI space is removed from the OOLTI re-provision calculations, on the grounds that the SBPB identified a requirement for this space and, as such, it should not be counted towards OOLTI re-provision.
- 7.22 The public green space elements of the proposed green link (**Appendix 15**, page 5) amount to an area of 1,370sqm. If this were to be deducted from proposed new OOLTI (3.06ha), the scheme would still be delivering 2.92ha of replacement OOLTI, far exceeding existing OOLTI (2.06ha) and the SBPB vision (1.85ha plus green link

of unspecified size).

*b) Playspace and private amenity space removed from assessment*

7.23 Officers also advised, during pre-application discussions, that OOLTI replacement calculations should not include private amenity space and playspace as this would be required even in the event that the existing playing fields were retained. Whilst the provision of playspace and private amenity space would be required, there is no reason why, if designed appropriately, it could not also constitute new OOLTI (i.e. they are not mutually exclusive).

7.24 OOLTI is clearly defined within the Development Plan as pockets of greenery. LBRuT's definition does not exclude private gardens or play areas; indeed, the definition confirms that sports and play facilities can be included. The play space strategy for the site is to incorporate and integrate areas of play within the wider landscape and open spaces and, consequently, these areas should not be excluded from constituting OOLTI.

7.25 Notwithstanding the above, we have undertaken an assessment of this scenario. The proposed playspace for the development plus private amenity space (associated with terraced housing in Development Area 2) amounts to 7,074sqm (0.71ha). If this were to be deducted from proposed new OOLTI (3.06ha), the scheme would still be delivering 2.35ha of replacement OOLTI, which would comfortably exceed existing OOLTI (2.06ha) and the SBPB vision (1.85ha plus green link of unspecified size).

*c) Green link space, playspace and private amenity space removed from assessment*

7.26 In this scenario, a) and b) above are combined, equating to a deductible area of 8,444 sqm (0.84ha).

7.27 If this overall total were to be deducted from proposed new OOLTI (3.06ha), the scheme would still be delivering 2.22ha of replacement OOLTI, which would still comfortably exceed existing OOLTI (2.06ha) and the SBPB vision (1.85ha plus

green link of unspecified size).

7.28 Finally, under the consideration of OOLTI replacement quantum, the proposed masterplan would deliver a total of 4.75ha of overall amenity space (incorporating green spaces, public and private green space, hard landscaped public realm and an enhanced river towpath). This equates to over 51% of the existing site area as a whole, representing a very significant uplift in amenity compared with the existing site and the vision within the SBPB.

7.29 There can be no doubt that, in terms of quantum of re-provision, the OOLTI policy is satisfied by the proposals, even in scenarios whereby green link space, play space and private amenity space are omitted from the replacement OOLTI quantum.

### **Quality**

7.30 The quality of the proposed open space should be considered on its own merits as well as against the quality of the existing open space at the site.

7.31 The existing open space at the Stag Brewery site comprises a single grass field and nothing else. Whilst this provides 'openness' value (see next section) it does not provide any other particular significant quality, for example:

- Variety – the existing OOLTI provides no variety; it is grass only.
- Landscape features – the existing OOLTI has no landscape features of note;
- Planting diversity – there is no diversity in terms of planted features as the existing OOLTI comprises grass only.
- Biodiversity – the existing grass pitches are used for occasional football and school sports use; this precludes any significant biodiversity or ecological benefit of the existing OOLTI.

7.32 The redevelopment of this large site provides an opportunity to add significant value to the landscape quality in comparison to the existing situation and, given the size and extent of the site, the opportunity for different character areas and a diverse landscape is provided.

7.33 The proposals provide the opportunity for a series of spaces, each with different

landscape characters and features, and opportunities for significant visual interest and amenity through a varied approach towards landscaping as opposed to one single type of green space. The planning applications are accompanied by Landscape Design and Access Statements which contain full details of the landscape strategy, components and features.

- 7.34 The overall package of proposed open space will be of a very high quality, befitting of a comprehensive regeneration of this important riverfront site. Gillespies are appointed as project landscape architects and have undertaken a significant amount of work in developing the landscape masterplan for the development.
- 7.35 At the heart of the landscape masterplan approach is the objective to deliver a mix of types of open areas throughout the site, supplemented by extensive tree planting and soft landscaping. A range of character areas will be provided within a number of green areas across the site, each of which will contribute to green infrastructure provision as supported by Policies DM OS 6 and Draft LP12. Landscape elements include play facilities, paths and seating areas as well as soft landscape and pedestrian and cycle circulation.
- 7.36 **Key Message 7c: The quality of the proposed OOLTI space would be far superior to the quality of the existing grass pitches and the masterplan landscape approach meets all relevant planning policies.**

### **Openness**

- 7.37 This consideration relates to the genuine ‘openness’ of space provided within the development. The Draft Local Plan defines ‘open space’ at Appendix 7 as follows:
- “All land that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers a broad range of types of open spaces, whether in public or private ownership and whether public access is unrestricted, limited or restricted”.
- 7.38 The assessment of ‘openness’ comprises two parts:
- a) Openness from a visual perspective – appearance of open space and open areas within the development, and vistas through open spaces; and

b) Openness from an accessibility perspective and the ability to use and navigate through and within open parts of the site.

- 7.39 In respect of a) above, the existing grass pitches provide an area of open space on the western part of the site, extending from Lower Mortlake Road through towards the northern site boundary. The remainder of the site comprises buildings and developed areas associated with the historic brewery use, and does not have any value in terms of openness from a visual perspective.
- 7.40 The proposals would retain openness on the western part of the site, across the new playing pitch. In addition, a new community park at the front of the site is proposed, which would provide enhanced visual amenity in this location. Further, other parts of the site (currently with no visual openness value) would, under the proposals, provide new areas of openness including the green link leading down to the river and other landscaped routes through the site.
- 7.41 Finally, in respect of a), the proposals would provide total landscape open space amounting to 4.75ha compared with the existing 2.07ha on site, representing a substantial uplift in visual openness throughout the site.
- 7.42 In respect of b), which relates to the usability and accessibility of areas of openness, the existing situation is that there are no accessible open parts of the site to the general public. The development would deliver various publicly accessible open areas and routes, amounting to over 3.89ha in total across the site.
- 7.43 A key element of the publicly accessible spaces within the scheme is the quality and extent of public realm provided to encourage pedestrian movements within, around and through the site. It is the applicant's intention to undertake landscape works to the river frontage and towpath area of the site, improving accessibility and usability of this river frontage zone.
- 7.44 A central feature of the masterplan is to create openness and permeability through the site, down towards the river. This responds to a key objective of the SBPB. The masterplan creates a series of links and routes through the site which would deliver meaningful openness. The existing site provides no public permeability or

openness.

- 7.45 **Key Message 7d:** The proposals would deliver a significantly greater degree of openness than is currently provided at the site, both in terms of openness from a visual perspective and also from an accessibility and usability perspective.
- 7.46 **Key Message 7e:** The proposal would deliver new OOLTI to replace existing of a greater quantum, quality and openness and therefore meets the requirements of LBRuT's adopted and emerging planning policies.

### Other Relevant Policy Compliance

- 7.47 In addition to OOLTI policy considerations, other policies relevant to open space are set out in section 6 of this report. The table below identifies how the scheme complies with all other relevant policies.

Policy	Response
<b>Draft LP12 Green Infrastructure</b>	As assessed above, OOLTI is proposed to be re-distributed through the wider masterplan by re-provision and enhancement to green infrastructure at the application site.
Development should incorporate new green infrastructure	The proposals incorporate significant new green infrastructure.
<b>Draft LP31 and DM OS 6 Public open space</b>	
Development to include new open space	The proposals include significant areas of new open space
New open space where possible to be linked with wider network	A comprehensive network of spaces is proposed within the masterplan



<p>of spaces</p>	<p>proposals. Specifically, Mortlake Green to the south of the site, and the river towpath to the north of the site. Landscape strategy seeks to enhance pedestrian movements and linkages to and from these locations and to wider areas of the community.</p>
<p>Larger developments to include open space provision within scheme</p>	<p>Full compliance with comprehensive open space strategy.</p>
<p>Balance between private, semi-private and public space</p>	<p>The proposed open spaces include a balance of types of space.</p>
<p><b>Draft SA24 Site allocation</b></p>	
<p>Development to include high quality open spaces and public realm</p>	<p>The proposals include high quality open spaces and public realm provision.</p>
<p>Development to provide publicly accessible green space link to the riverside</p>	<p>A significant publicly accessible link, incorporating extensive green space and soft landscaping, is proposed within the masterplan. Further, additional new pedestrian links and routes through to the river are proposed, contributing to a permeable development, in accordance with the SBPB aims and objectives.</p>

## Conclusion

- The existing playing fields are designated OOLTI.
- It is appropriate to consider the re-distribution of this designated open land for particular proposals: major schemes, regeneration proposals and schemes involving community and social infrastructure, including an education use. The proposed scheme meets all of these qualifying criteria.
- Where the above criteria are met, re-distribution may be acceptable provided the new open space is equivalent or improved in terms of quantum, quality and openness.
- The proposals comprise a significantly greater quantum of OOLTI qualifying open space (3.06ha) than currently exists at the site (2.06ha), an increase of 49%;
- The proposals comprise a significantly greater quantum of OOLTI qualifying open space (3.06ha) than envisaged by the SBPB (1.85ha retained playing field and new green link of unspecified size);
- The proposals comprise a greater quantum of OOLTI qualifying space than currently exists at the site and as envisaged by the SBPB even in scenarios where proposed play space, the green link and private amenity space are not counted as replacement OOLTI;
- The existing OOLTI (playing field) provides a limited contribution to local people (it is not publicly accessible), nor does it provide any other significant qualities (e.g. variety, landscape features, planting diversity, biodiversity etc);
- The dispersal of OOLTI space throughout the site (as opposed to being focussed in two locations only) is a sound landscape approach, and one which would deliver high quality landscape throughout the development to the benefit of residents, visitors and the wider local community;
- The quality of the proposed OOLTI is far superior to that provided by the existing playing field, as demonstrated in the Landscape Design and Access Statement, prepared by Gillespies;
- The proposed OOLTI satisfies the policy requirement of 'openness' via it being publicly accessible, and through the permeability proposed within the masterplan, which will provide the opportunity for greater access to and appreciation of the OOLTI;
- The proposed OOLTI space satisfies a greater range of OOLTI policy

objectives than the existing space;

- Publicly accessible open space (much of which is OOLTI qualifying) is proposed, amounting to 3.89ha, compared with the existing situation (no publicly accessible space);
- Overall total amenity space throughout the development (green space, OOLTI, public plazas, public realm and towpath) amounts to 4.75ha, equating to 51% of the overall site area;
- All other relevant landscape and open space planning policies are fully complied with by the proposed development.

## 8. Assessment: Open Space (Chalkers Corner)

8.1 The scheme proposes highway works to the junction of Chalkers' Corner and Lower Richmond Road. The Transport Assessment, prepared by Peter Brett Associates (PBA) explains the scope and extent of these proposed works in detail and why they are necessary to mitigate the impacts of the development. These works are essential to make the development acceptable in highways terms. To facilitate these works, a small area of designated OOLTI at Chalkers Corner must be lost in order to facilitate the highway works. This can be seen in the accompanying 'Chalkers Corner Landscape Design and Access Statement', prepared by Gillespies.

8.2 Planning Application C is for:

*Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.*

8.3 A small area of land at Chalkers Corner, broadly triangular in shape (between Chertsey Court, Lower Richmond Road and Clifford Avenue) is designated as OOLTI. This area measures approximately 0.17ha.

8.4 As part of the Chalkers Corner highway improvements, a small element of the existing OOLTI (approximately 434 sqm) would be lost to facilitate the highway reconfiguration. This very small loss is considered, in this section, having regard to the following:

- The overall masterplan OOLTI re-provision (as described in Section 7);
- The function and role of Chalkers Corner OOLTI; and
- The creation of new and enhanced OOLTI space at Chalkers Corner.

### **Overall Masterplan OOLTI Re-provision**

8.5 Whilst the proposed highway works at Chalkers Corner are the subject of a separate planning application, they are an integral part of the comprehensive masterplan proposal, and would be linked via a S106 agreement to ensure their delivery at the required stage. It is appropriate, therefore, to consider OOLTI replacement across

the development as a whole, not in isolation.

- 8.6 Factoring in the small OOLTI loss at Chalkers Corner, the overall OOLTI replacement position across the development as a whole would remain acceptable in planning terms, as described in section 7 of this OSPPA. The masterplan scheme would still provide a sufficient quantum, quality and openness to satisfy the requirements of Local Plan policy.
- 8.7 Notwithstanding the overall position, a new area of dedicated replacement OOLTI is proposed at Chalkers Corner to mitigate some of the loss in this location, as described later in this section. The actual net loss of OOLTI at Chalkers Corner, in quantum terms, would only be approximately 186 sqm.
- 8.8 **Key Message 8a: The net loss of 186sqm of OOLTI at Chalkers Corner would not affect the overall masterplan OOLTI re-provision: the scheme would deliver replacement OOLTI of sufficient quantity, quality and openness to meet the requirements of Local Plan policies.**

#### **Function and Role of Chalkers Corner OOLTI**

- 8.9 Given the very small size of the Chalkers Corner OOLTI area, it does not perform the same role or have the same benefits of larger OOLTI spaces, such as:
- contributing to local character by virtue of its size, position and quality;
  - providing immediate or longer views into and out of a site;
  - providing openness value; and
  - providing biodiversity value.
- 8.10 The function and role of this particular area of OOLTI is that it provides a pocket of landscape visual amenity value, particularly to the benefit of nearby local residents including those at Chertsey Court and those on Lower Richmond Road to the south. On this basis, Gillespies have considered options for enhancing the landscape visual amenity in this location through improving the existing space and providing additional space in order to compensate for the small quantum loss of existing OOLTI.
- 8.11 **Key Message 8b: The OOLTI at Chalkers Corner provides landscape visual**

amenity value to nearby residents. To compensate for a small loss in quantum terms, it is appropriate to design a mitigation strategy which provides additional landscape amenity value and improves the quality of the existing landscape.

#### **New and Enhanced OOLTI at Chalkers Corner**

- 8.12 Application C is accompanied by a Chalkers Corner Landscape Design and Access Statement (CCLDAS) which explains the proposals for new and enhanced OOLTI at Chalkers Corner.
- 8.13 Whilst a number of trees which form part of the OOLTI area need to be removed to facilitate the highway works, many of these are classed as Category C or U, with the remainder being Category B. A total of 33 new trees are proposed, representing a net addition of 11 trees to mitigate against the proposed tree removal. New tree planting will include a mix of deciduous and evergreen species and will be semi-mature at planting (6m height) to maximise immediate impact on the landscape. The CCLDAS contains images of replacement trees, shown at semi-mature heights.
- 8.14 As can be seen from the CCLDAS, a number of new trees are proposed to be planted on the area of land closest to the Chertsey Court properties to provide an enhanced landscape immediately adjacent to residential properties. This area of land currently has very sparse tree planting and is of limited visual amenity value. Semi-mature tree planting in this location would also provide additional screening from the highway network as well as contribute towards mitigating air quality impacts. Therefore, whilst the remaining OOLTI land would be slightly smaller than existing, it would be enhanced through the additional tree planting and landscaping, providing additional amenity value to nearby residents.
- 8.15 In addition to improved existing OOLTI, a new pocket area of OOLTI is also proposed, on the southern side of the road junction, extending to approximately 248 sqm. This will include new tree planting, grass verges and public seating and have the benefit of providing green space either side of the road junction and providing new amenity particularly for residents on Lower Richmond Road.
- 8.16 **Key Message 8c: The retained OOLTI space at Chalkers Corner will be**

**enhanced in landscape visual amenity terms. A new OOLTI area is proposed to provide further landscape amenity value. Overall, local residents at Chertsey Court and on Lower Richmond Road will benefit from the OOLTI proposals.**

### **Summary**

- 8.17 The loss of a very small area of designated OOLTI at Chalkers Corner is required in order to facilitate necessary highway improvement works, to mitigate the impacts of the development.
- 8.18 This small OOLTI loss should be considered in the context of the wider masterplan (and its OOLTI re-provision) and on its own merits at Chalkers Corner. In respect of the former, the masterplan would deliver a greater quantum of OOLTI than existing, and it would be of sufficient quality and openness as described in Section 7. In respect of the latter, the landscape works proposed at Chalkers Corner would deliver new OOLTI space and improved and enhanced landscape amenity on the retained OOLTI land.

## 9. Relevant Planning Policy: Play / Sports Provision

9.1 This policy consideration relates to the sports / play use that the existing playing fields provide, and whether it is acceptable for the existing play / sports provision to be replaced with alternative facilities as part of the site's redevelopment.

9.2 Relevant planning policy and guidance is contained within:

- National Planning Policy Framework;
- LBRuT Development Management Plan;
- Draft LBRuT Local Plan (Publication Version);
- Adopted Stag Brewery Planning Brief; and
- Sport England's 'A Sporting Future for the Playing Fields of England'.

### **National Planning Policy Framework (NPPF)**

9.3 NPPF paragraph 74 advises that existing sports facilities, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

### **LBRuT Development Management Plan (November 2011)**

9.4 Policy AM OS 8 states that public and private sports grounds including playing fields will be protected and enhanced. Owners of private facilities will be encouraged to make them available for public access and use.

9.5 The supporting text to the Policy, at paragraph 4.1.31 confirms that the advice of Sport England and the Local Sports Council will be sought when considering the future of open recreational facilities.



9.6 Policy DM OS 7 relates to play facilities. New developments should provide appropriate play provision based on the Mayor's SPG relating to play space.

**Draft Local Plan (January 2017)**

9.7 Draft Policy LP31 is similar to adopted Policy DM OS 8, confirming that formal and informal sports grounds and playing fields will be protected and, where possible, enhanced. The supporting text to this policy (paragraph 8.4.18) states that the Council will resist the loss of playing fields unless the proposal meets the exceptional circumstances test as set out in Sport England policy.

9.8 The draft Site Allocation for the Stag Brewery (SA24) confirms that sport and leisure uses are appropriate, including the retention and/or re-provision and upgrading of the playing field.

**SBPB (July 2011)**

9.9 The relevant provisions of the SBPB in relation to the play / sports use of the playing fields can be summarised as follows:

- The existing private playing field comprises two football / one cricket pitch and a pavilion (paragraph 2.42);
- The facilities are used by Barnes Eagles Football Club at weekends and by local schools for sports events and summer fairs (paragraph 2.42);
- Having considered relocating the playing fields, the Council's conclusion is that it must be retained in this location, and made more accessible for public use (paragraphs 2.43 and 5.38);

**A Sporting Future of the Playing Fields of England (Sport England)**

9.10 Sport England's playing field policy is set out within the above document. In order for loss of an existing playing field or part of playing fields to be acceptable, one or more of Sport England's 5 exception tests must apply. The table below summarises these exception tests.

	<b>Summary of Exception</b>
E1	An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport.
E2	The development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches.
E3	The development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch.
E4	The playing field lost would be replaced with equivalent or better in terms of quantity, quality and accessibility.
E5	The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of the playing field.

## 10. Assessment: Sports and Playing Pitch Provision

- 10.1 This section considers the planning considerations relevant to the loss of existing sport and playing pitch provision associated with the playing fields, and the opportunities to provide replacement provision on site.
- 10.2 Draft Policy LP31 states that formal and informal sports grounds will be protected. The Council's Playing Pitch Strategy (August 2016) concludes that there is a good existing stock of playing pitch provision meeting existing and future predicted demand and that existing pitches should be protected, maintained and enhanced. The SBPB advises that there is no benefit in relocating the existing playing fields and it should therefore remain in its current location.
- 10.3 However, as explained in earlier sections of this OSPPA, the SBPB's aspiration to retain the existing playing fields is not feasible for either a primary or secondary school given the play/sports requirements required for any type of school, as confirmed by the ESFA.

### Policy Flexibility and Sport England Exception Tests

- 10.4 Development Plan policy seeks to protect existing sports grounds and playing fields unless the proposals meet Sport England exception tests.
- 10.5 In addition, draft site allocation SA24 states that the playing field should be retained or re-provided, thus providing an (emerging) policy basis to consider replacement playing pitches within the development, as opposed to retention of the existing playing pitches. The supporting text to the draft policy confirms, at paragraph 8.4.18, that the Council will resist the loss of playing fields unless the proposal meets the exceptional circumstances test as set out in Sport England's policy (see section 9 of this report).
- 10.6 Sport England Exception E5 can be satisfied if the proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of the playing field. The applicant has worked closely with Sport England, the Football Association and Football Foundation in seeking to address

Exception Test E5.

### **Meeting Exception E5: Assessment**

10.7 In consideration of Exception E5, the following considerations are relevant:

1. What is the current use, and what benefits are derived from that use?
2. What is the proposed use and what sport-related benefits would this deliver?
3. Will the new facilities address existing deficiencies?
4. Will there be public access and community use?
5. What ancillary facilities are there?
6. What alternative locations are there for the existing sports and how far are these from the site?

The above considerations, and others, are considered fully in a Briefing Paper (dated February 2018 (version 3.0) prepared by SLC, attached at **Appendix 16**.

10.8 During the pre-application stage of the project, the applicant and the team have engaged with various groups and organisations including Sport England, the Football Foundation, the Football Association and Barnes Eagles.

### **Details of current use and benefits**

10.9 The existing playing field accommodates two youth sized football pitches. Aside from school sports/games use, only football is played. The pitches are used during the football season at weekends (September to May), during school term times (once a week) and for one-off sports day events. Consequently, the existing use is limited in terms of the types of sports which can be played, the times of year when the pitches are in use and, consequently, the benefits that are derived from the current facilities.

10.10 Over the course of a year, the existing pitches are used on approximately 111 days and for some of those days no more than a few hours) and therefore are not in use for the other 254 days (70% of the year).

10.11 In terms of considering the current / existing use, the following facts are relevant:

- The existing pitches are in private ownership, and always have been: there is no public access for sports or games;
- The existing pitches are significantly under-utilised;
- The existing pitches do not benefit from any floodlighting;
- The existing pitches have limited carrying capacity – there is little or no scope to use them more intensively.

10.12 SLC estimates (Table 1 of SLC Briefing Paper) the total participants per annum (under existing use) as **7,450 participants**.

### **Details of proposed use and sport-related benefits**

10.13 The proposal involves the provision of a full size floodlit football pitch of 100m x 64m (with appropriate run off and spectator space), indoor and outdoor MUGAs, indoor activity hall/studio and changing room facilities. The facilities will be available all year round, and available to local community groups and organisations through a community sharing agreement. It is evident, therefore, that a significantly wider range of sports provision could be provided compared with the existing situation. This is a significant sporting benefit resulting from the proposals.

10.14 Table 2 in SLC's Briefing Paper identifies that, based on the above, the proposal could accommodate up to **243,992 attendances** per annum in comparison with the existing attendance of 7,450. This is a substantial increase in provision of sporting opportunity, equating to a potential increase in user-capacity of the new facilities compared with the existing of **2,455%**.

10.15 **Key Message 10a: The proposal has the potential to increase sporting user-capacity by 2,455% compared to the existing situation. Increasing user capacity is a significant sporting benefit, as required by Sport England Policy Exception Test E5 in terms of sporting benefit outweighing loss of the existing playing field.**

10.16 Not only would the proposal increase the sporting user-capacity, it would provide facilities for a significantly increased range of sports (compared with the existing sporting use: football and football training) including:

- Football (11v11, 7v7, 5v5);
- Rugby training

- Badminton
- Gymnastics
- Futsal
- Fencing
- Table tennis
- Indoor football (5v5)
- Volleyball
- Handball
- Indoor basketball
- Indoor netball
- Indoor cricket nets
- Dance
- Yoga / Pilates
- Aerobic / fitness / exercise classes
- Outdoor basketball
- Outdoor netball
- Tennis

10.17 All of the above could be played all year round and users would benefit from the significantly improved changing facilities which also form part of the proposal.

10.18 **Key Message 10b:** The proposal would significantly increase the range of sporting provision compared to the existing situation, and this provision would be available all year round. This is a significant sporting benefit as required by Sport England Policy Exception Test E5 in terms of sporting benefit outweighing loss of the existing playing field.

#### **Addressing deficiencies**

10.19 LBRuT's Playing Pitch Strategy identifies that there is an existing shortfall in 3G pitches in the Borough to meet identified demand. The Playing Pitch Strategy also identifies a need for greater access to floodlit training facilities. The proposed floodlit 3G pitch would address both of these existing deficiencies.

10.20 In respect of indoor sports facilities, one in ten of the Borough's residents who wish to access an indoor sports hall are unable to do so due to insufficient capacity. The new multi-use indoor sports hall would address this identified deficiency.

10.21 **Key Message 10c:** The proposal would address identified sporting

**deficiencies (indoor sports halls and 3G football pitches) within this part of the Borough.**

### **Public access and community use**

- 10.22 The sports and play facilities would be linked with the proposed secondary school. Shared use would be possible through arrangements explained previously. The facilities will not be publicly accessible at all times given the school use, but local groups, teams, clubs, organisations and bodies will have the opportunity to use the indoor and outdoor facilities via a community use agreement that the applicant has committed to.
- 10.23 A draft Shared Community Use Agreement has been prepared by SLC and is appended to the SLC Briefing Paper at **Appendix 16**.
- 10.24 The existing community use associated with the playing fields is set out in section 2 of this report. It is limited to one sports club and two schools, using the pitches for approximately 30% of the year only, representing a very limited community use. There are no formal shared community use agreements in place.
- 10.25 Shared use of the sports facilities will be possible in the evenings (7 days per week), weekends (throughout the year) and all day during school holidays. Access will be available to all facilities, indoor and outdoor. It is likely, given the range of facilities possible, that a wide range of groups and organisations would benefit from participating in a shared use arrangement.
- 10.26 **Key Message 10d: A Community Use Agreement is proposed in order to ensure delivery of sporting benefits to a wide range of groups and organisations through making available the indoor and outdoor facilities. The Applicant is committed to entering into a Community Use Agreement.**

### **Ancillary facilities**

- 10.27 Users of the indoor and outdoor sports facilities will have access to modern, well-equipped changing facilities within the main school building. The changing rooms will provide showers, changing areas, lockers, storage areas etc. These have been

designed to meet ESFA requirements for school use, and Sport England requirements for shared community and sports use.

### **Existing users and alternative locations**

- 10.28 It is important to note that the Stag Brewery pitches do not provide the full Barnes Eagles' pitch requirement; the club only plays some matches at the application site. It's main pitch use and training sessions are held elsewhere, at Barn Elms.
- 10.29 The proposal allows for some or all of Barnes Eagles' current use to continue at the site given the additional capacity it would generate. The applicant has made sustained efforts throughout the pre-application process to engage with Barnes Eagles and preferential access to the facilities has been offered. The applicant awaits the commitment of Barnes Eagles to this arrangement and is committed to continued engagement as required.
- 10.30 In the event that Barnes Eagles needed to consider alternative locations, SLC has identified a number of existing sports venues nearby which could accommodate Barnes Eagles' requirements, including Barn Elms Playing Fields, Old Deer Park, Palewell Common, Sheen Common, University of Westminster Sports Ground and Kings House Sports Ground.

### **Assessment Summary**

- 10.31 Planning policies seek to protect (and enhance) existing sports/play facilities, including playing fields such as those at Stag Brewery. However, the NPPF states that development can take place if certain circumstances apply (NPPF paragraph 74) and, at the local level, playing fields will be protected unless the proposal meets the exceptional circumstances test as set out in Sport England's policy.
- 10.32 Sport England provide five 'exception tests' when loss of existing facilities can be acceptable. Only one of the five tests needs to be satisfied in order for the proposals to be considered acceptable. Exception test E5 is relevant in the context of the proposed redevelopment of the Stag Brewery site. E5 states:

***"The proposed development is for an indoor or outdoor sports facility, the***



*provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields”.*

10.33 There are three questions to answer in order to address the above exception test:

- What detriment is caused by the loss of the existing playing fields;
- What benefits would the new indoor or outdoor facilities provide; and
- Do the benefits outweigh the detriment caused by the loss?

10.34 There is a degree of detriment caused by the loss of the playing field, as the existing grass youth sized football pitches will not be re-provided. However, as explained in this section, and in the SLC report, the loss is limited by the fact that existing use is very limited, the playing pitches are privately owned, and the preferred Masterplan includes a full size 3G football pitch which, through community use agreements, could be used by Barnes Eagles and others.

10.35 The proposed indoor and outdoor flexible sports and play accommodation provide significant benefits, not least of all their ability to accommodate demand for a range of different sports and games and on a frequent (daily) basis. The facilities will be available to local groups outside of school hours: every evening, all day during school holidays and at weekends. Furthermore, the facilities will be of a high standard and specification, meeting modern sporting needs.

10.36 SLC’s assessment concludes that the proposal “is of significantly greater sporting benefit to the community than the existing provision and should meet the requirements of Sport England’s Policy Exception E5 on this basis” (paragraph 6.5, **Appendix 16**).

10.37 The sports-related benefits include:

- The provision of a wider range of facilities, both indoor and outdoor;
- Ability for year round use;
- Opportunities for wider shared use be local groups and organisations;
- Increased user capacity compared with existing pitches (increase of up to 2,455%);

- Provision of facilities for a significantly increased range of sports and sporting activities;
- Existing poor quality changing accommodation would be replaced with high quality facilities;
- Introduction of 3G play surface (for which there is unmet demand in the borough) which allows a range of sports/games to be played on a high quality, versatile and robust surface, with a lower risk of cancellations due to the pitch being capable of use in poor weather.

10.38 On the basis of the above, and the provisions within the SLC Briefing Paper, it is clear that the benefits of the proposal significantly outweigh any perceived harm caused by the loss of the existing grass pitches.

## 11. Conclusion

- 11.1 The proposed redevelopment of the Stag Brewery site includes the provision of a new secondary school, with external sports and play facilities suitable for a school of this type and size. As a consequence, the existing playing fields will not be retained in their current form.
- 11.2 The redevelopment proposal involves the loss of the existing grass playing pitches, and this space would be occupied by a new full size 3G football pitch, publicly accessible community park, outdoor MUGA and a small part of the proposed school building (approximately 0.2ha). Aside from the built footprint, all other elements would qualify as replacement OOLTI.

### School location

**The proposed location for the school is optimum, acceptable in planning terms having regard to all relevant material considerations, and would deliver significant planning benefits.**

- 11.3 Whilst the SBPB identified a requirement for a two-form entry primary school, LBRuT now require a six-form entry secondary school plus sixth form (approximately 1,200 pupils) which requires a significantly greater amount of land. A series of options have been considered for the location of the new secondary school and the proposed location is considered the optimum location and design solution and would deliver a range of benefits as detailed in section 5 of this report, namely:
- Provision of a new secondary school of a suitable size and specification and meeting the capacity requirements of LBRuT;
  - Minimal development encroachment on the footprint of the existing playing fields (just 0.2ha – representing less than 10% of the existing playing field footprint), thereby most closely representing the SBPB vision in terms of playing pitch retention;
  - No residential development proposed on any part of the existing playing field footprint;
  - Provision of a full size 3G football pitch (to enable year round football use, including for existing and additional users), and external multi-use play space to the south

west of the school building, thus delivering significant sports benefits compared to the existing situation;

- Maximum regard had to the amenities of existing residents on Williams Lane, by positioning built form furthest away from them;
- Close reflection of the preferred arrangement of the Mortlake Brewery Community Group, CLG members and local residents;
- Floodlighting for the new pitch, to enable community use and sporting benefits, without detrimentally impacting on any existing or new residential occupiers;
- Retention and enhancement of amenity views into the site from Lower Richmond Road (preservation of OOLTI), most closely reflecting the existing site situation;
- Appropriate separation distances between proposed new residential buildings to the north of the football pitch, the nursing home to the east of the proposed school building and the existing residential properties on Williams Lane;
- Enhanced opportunities for hard and soft landscaping within the school application boundary;
- Provision of a new community park at the very front of the site, fully accessible to members of the public, site users and occupants and school children;
- School entrance and access and drop-off arrangements avoiding any additional traffic using Williams Lane;
- Significant replacement green and OOLTI qualifying space throughout the site, far exceeding existing OOLTI quantum (see Section 7 of this OSPPA);
- Significant publicly accessible open green space throughout the development in comparison to the current situation (no publicly accessible space) (see Section 7 of this OSPPA);
- Total overall amenity space throughout the development (vast majority of which is publicly accessible) of approximately 4.75ha (51% site coverage).

11.4 Building on the existing grass football pitches raises two interlinked policy issues which have been comprehensively assessed in this OSPPA:

- a. Loss of designated open space (i.e. visual amenity, green infrastructure, Other Open Land of Townscape Importance – OOLTI); and
- b. Loss of existing playing pitches (i.e. sports provision and recreational value).

### **OOLTI loss and re-provision: Main site**

**The proposal qualifies, under Local Plan policy, as one where it is appropriate to consider re-distribution of open space. The re-distribution proposed meets the policy tests relating to quantum, quality and openness. A significant amount of open space (OOLTI qualifying), the vast majority of which will also be fully accessible to the public, is proposed as part of the masterplan development, far in excess of the existing open space or open space envisaged in the adopted SBPB. Award winning landscape architects Gillespies have designed the landscape proposals for the masterplan and the application submission documentation demonstrates the quality of the landscape proposed.**

11.5 In respect of the 'loss of designated open space' policy consideration, section 7 of this report concludes that:

- The existing playing fields are designated OOLTI.
- It is appropriate to consider the re-distribution of this designated open land for particular proposals: major schemes, regeneration proposals and schemes involving community and social infrastructure, including an education use. The proposed scheme meets all of these qualifying criteria.
- Where the above criteria are met, re-distribution may be acceptable provided the new open space is equivalent or improved in terms of quantum, quality and openness.
- The proposals comprise a significantly greater quantum of OOLTI qualifying open space (3.06ha) than currently exists at the site (2.06ha), an increase of 49%;
- The proposals comprise a significantly greater quantum of OOLTI qualifying open space (3.06ha) than envisaged by the SBPB (1.85ha retained playing field and new green link of unspecified size);
- The proposals comprise a greater quantum of OOLTI qualifying space than currently exists at the site and as envisaged by the SBPB even in scenarios where proposed play space, the green link and private amenity space are not counted as replacement OOLTI;
- The existing OOLTI (playing field) provides a limited contribution to local people (it is not publicly accessible), nor does it provide any other significant qualities (e.g. variety, landscape features, planting diversity, biodiversity etc);
- The dispersal of OOLTI space throughout the site (as opposed to being focussed in two locations only) is a sound landscape approach, and one which would deliver

high quality landscape throughout the development to the benefit of residents, visitors and the wider local community;

- The quality of the proposed OOLTI is far superior to that provided by the existing playing field, as demonstrated in the Landscape Design and Access Statement, prepared by Gillespies;
- The proposed OOLTI satisfies the policy requirement of 'openness' via it being publicly accessible, and through the permeability proposed within the masterplan, which will provide the opportunity for greater access to and appreciation of the OOLTI;
- The proposed OOLTI space satisfies a greater range of OOLTI policy objectives than the existing space;
- Publicly accessible open space (much of which is OOLTI qualifying) is proposed, amounting to 3.89ha, compared with the existing situation (no publicly accessible space);
- Overall total amenity space throughout the development (green space, OOLTI, public plazas, public realm and towpath) amounts to 4.75ha, equating to 51% of the overall site area;
- All other relevant landscape and open space planning policies are fully complied with by the proposed development.

### **OOLTI loss and re-provision: Chalkers Corner**

**Required works to Chalkers Corner (to make the development acceptable in highways terms) would result in the net loss of a very small amount of OOLTI (186sqm). This very small loss is compensated by the fact that a significant masterplan-wide uplift in OOLTI is proposed, new and enhanced landscape and OOLTI at Chalkers Corner is proposed, much of which is closer to existing residential properties, thus providing amenity benefits.**

### **Sporting benefits**

**Planning policies allow for existing sports pitches to be replaced if sufficient sport benefits are derived which would outweigh the loss of the existing facility. In this case, the sport benefits of the existing facility are extremely limited (not publicly accessible, no floodlighting and limited carrying capacity) whereas the proposed development would provide significant sporting benefits in terms of user capacity,**

**the range of sports playable and through addressing identified local sports deficiencies.**

11.6 Section 10 of this OSPPA identifies that:

- Policy flexibility exists (i.e. loss of existing sports facilities and pitches can be considered acceptable in certain circumstances);
- In order for this flexibility to apply, it is necessary to meet at least one of Sport England's exception tests;
- Exception Test E5 is applicable in the context of the proposed development, and requires proposals to demonstrate that the development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of the playing field;
- The loss of the existing playing field is unavoidable (in spatial terms) if a secondary school of this size is to be located on the western part of the site;
- External sports/games facilities associated with a school of this type should be of a robust, weatherproof and year-round hard-wearing nature i.e. AstroTurf/3G/hard court as opposed to grass;
- There is a degree of detriment caused by the loss of the playing field but this loss is limited given its current use and limited benefit to sport;
- There are significant benefits to sport associated with the proposed facilities, as identified in SLC's Briefing Paper, including increased user-capacity of the new facilities compared with existing use (increase of up to 2,455%), their being capable of accommodating a range of types of games/sports, both indoor and outdoor, all year round, available for community use outside of school hours, and of a high quality; and
- The benefits outweigh any perceived harm caused by the loss of the existing grass playing pitches.


11.7 This OSPPA concludes that the loss of the existing playing fields would be compensated for in terms of open space provision and sports/play provision by the redevelopment proposal. The masterplan would provide significant benefits in terms of open space (a greater quantum of significantly higher quality) and in terms of sports benefits (enabling a wider range of sports, for a wider range of groups more often).

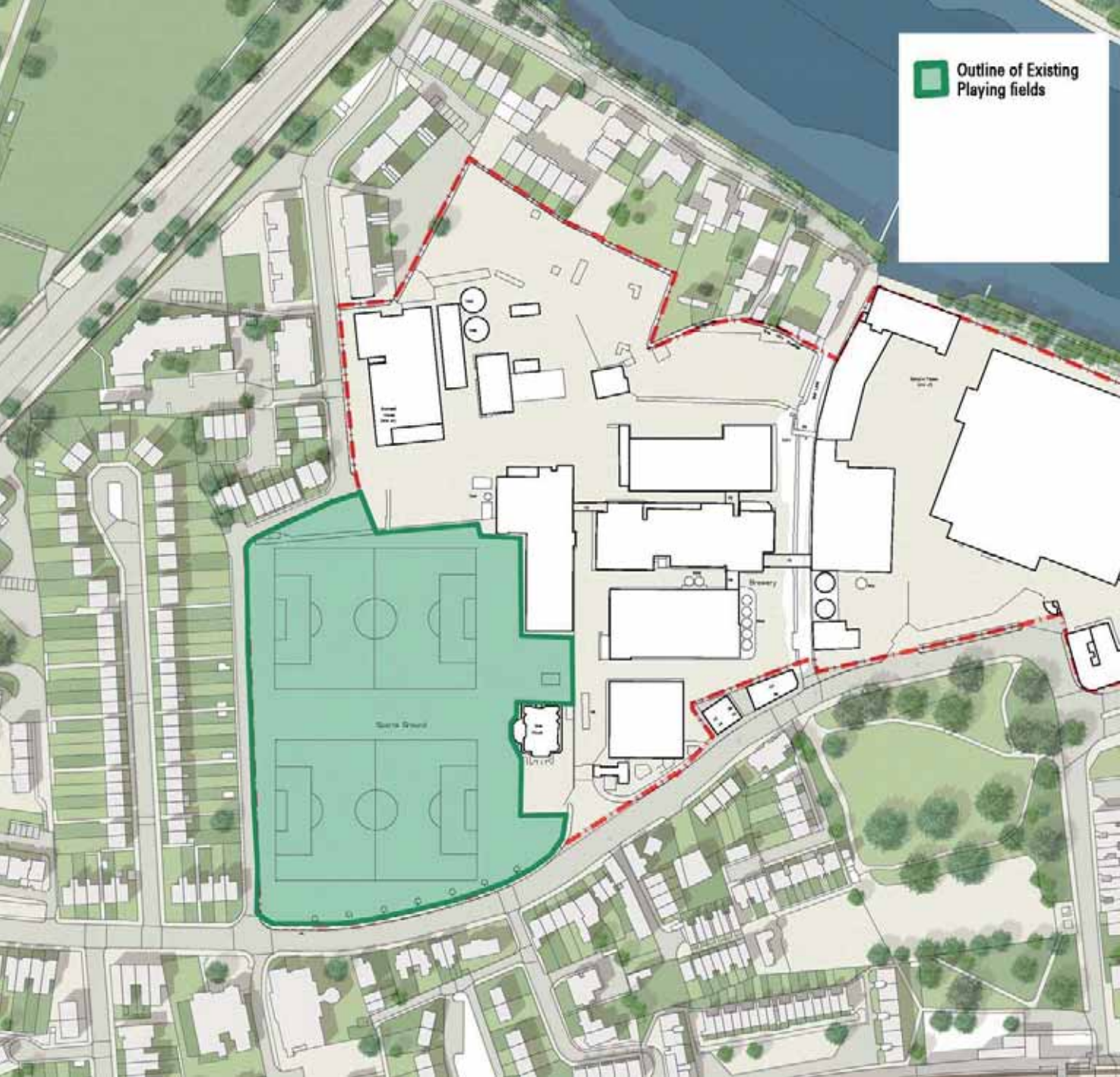


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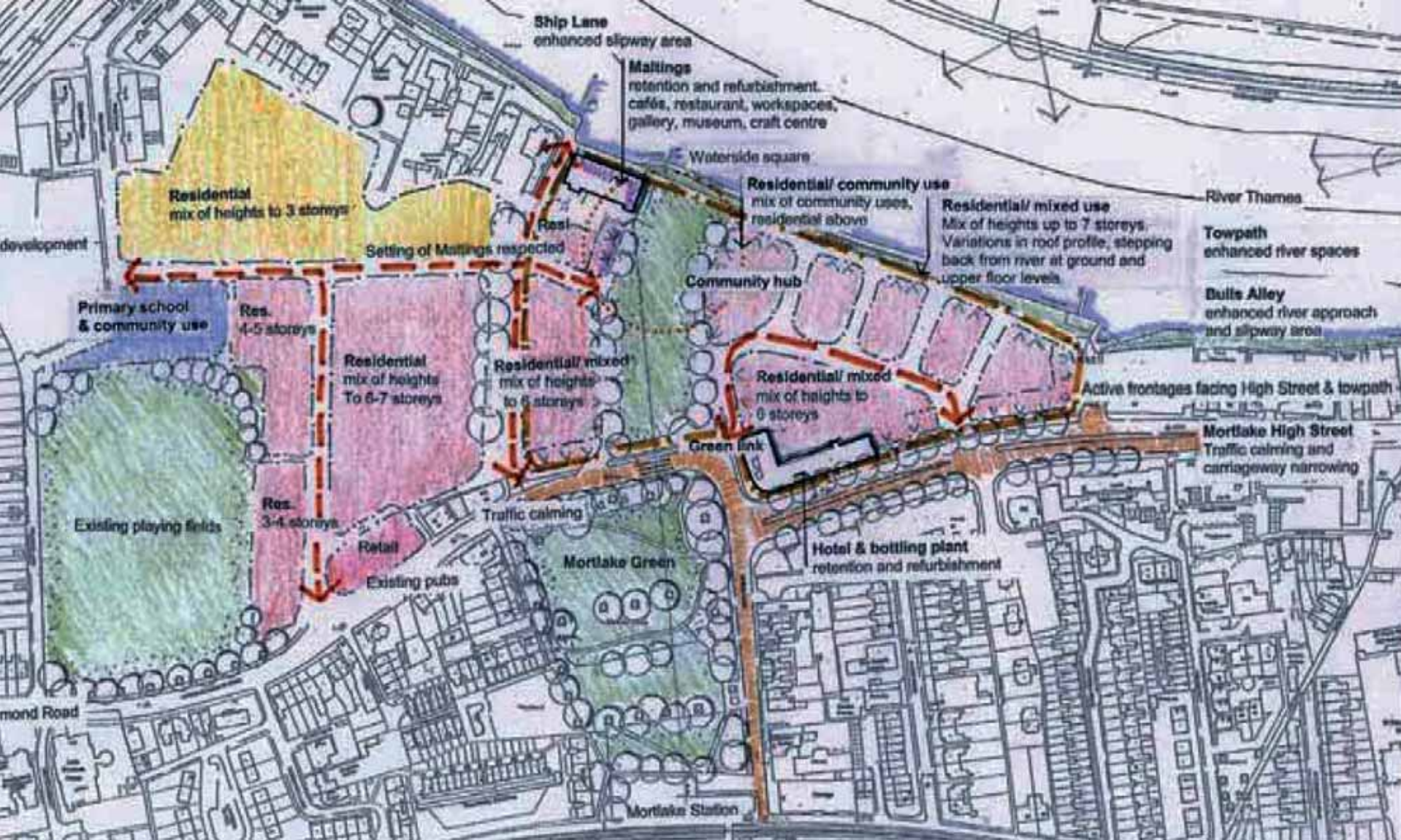
## Appendix 1



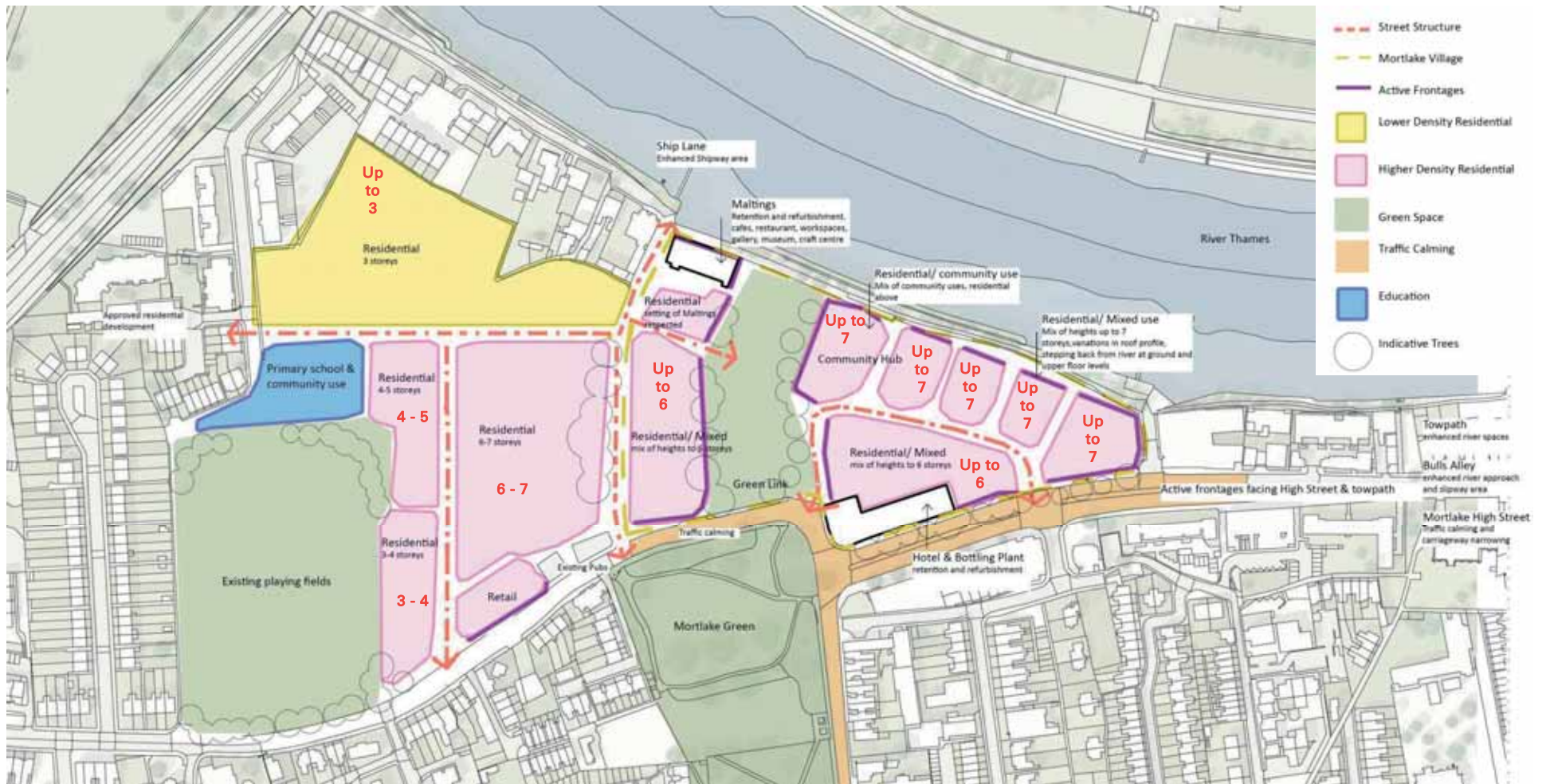
 Outline of Existing  
Playing fields



## Appendix 2



## Appendix 3

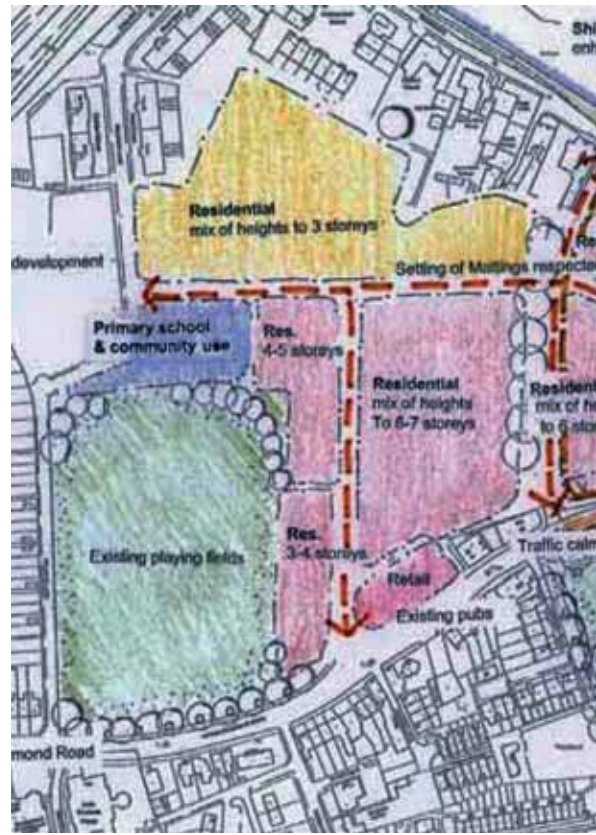


Planning Brief indicative masterplan

## Appendix 4



- Location for Primary School
- Residential zone
- Actual size of Primary School building
- Size of School play-space required



Planning brief with primary school



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## Appendix 5



## Kevin Watson

**From:** Justin Anderson/GBR <justin.anderson@cushwake.com>  
**Sent:** 20 June 2017 10:17  
**To:** Kevin Watson  
**Subject:** RE: Stag Brewery

Kevin

The below table should give you everything you need to calculate what would be required for a 2 form entry primary school. In essence there would be 420 pupils. Primary Schools are keys stages 1&2 but you can use the Primary Column for that calc. Secondary Schools are KS 3-5.

To be fully BB103 complaint, a 2fe primary as per the SPD equates to a Gross Internal Floor Area of 2072sqm and a Min Total Site area of 15,986sqm. As with most urban sites we are clearly some way short of this. The proposed secondary for 1150 Numbers on Roll by comparison requires a GIFA of 8820 sqm and a min total site area of 66500sqm or nearly 16.5 acres. Either way the DfE and Trust will be heavily compromised on outdoor play area. It is therefore critical that any on site pitches are artificial as the needs of a secondary school could not be met with a grass surface.

Regards

Recommended minimum site areas for all schools	Base area for any:		Area per pupil place for:			
	primary or special school	secondary or middle school	Nursery	Reception and Key Stage 1	Key Stage 2-4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	<b>350</b>	<b>2000</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>3.3</b>
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools</b> (minimum for existing schools where available)						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

Justin Anderson



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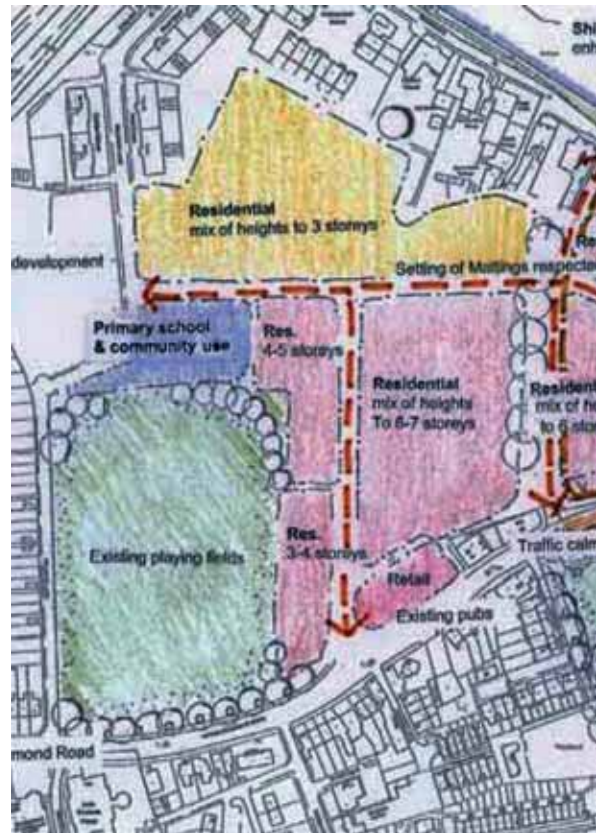


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## Appendix 6



- Location for Primary School
- Residential zone
- Actual size of Primary School building
- Size of School play-space required

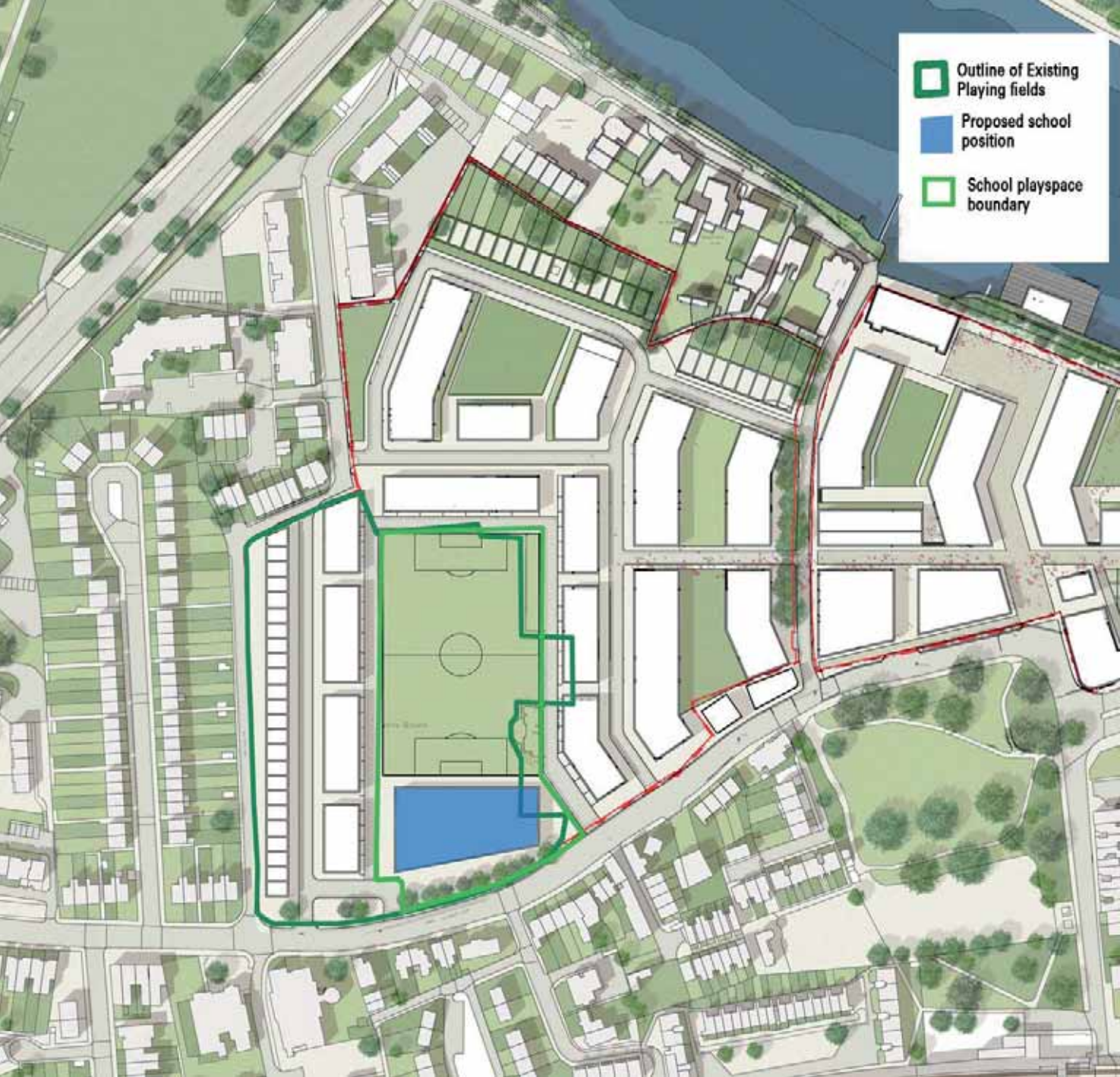


Planning brief with primary school






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## Appendix 7



-  Outline of Existing Playing fields
-  Proposed school position
-  School playspace boundary

## Appendix 8

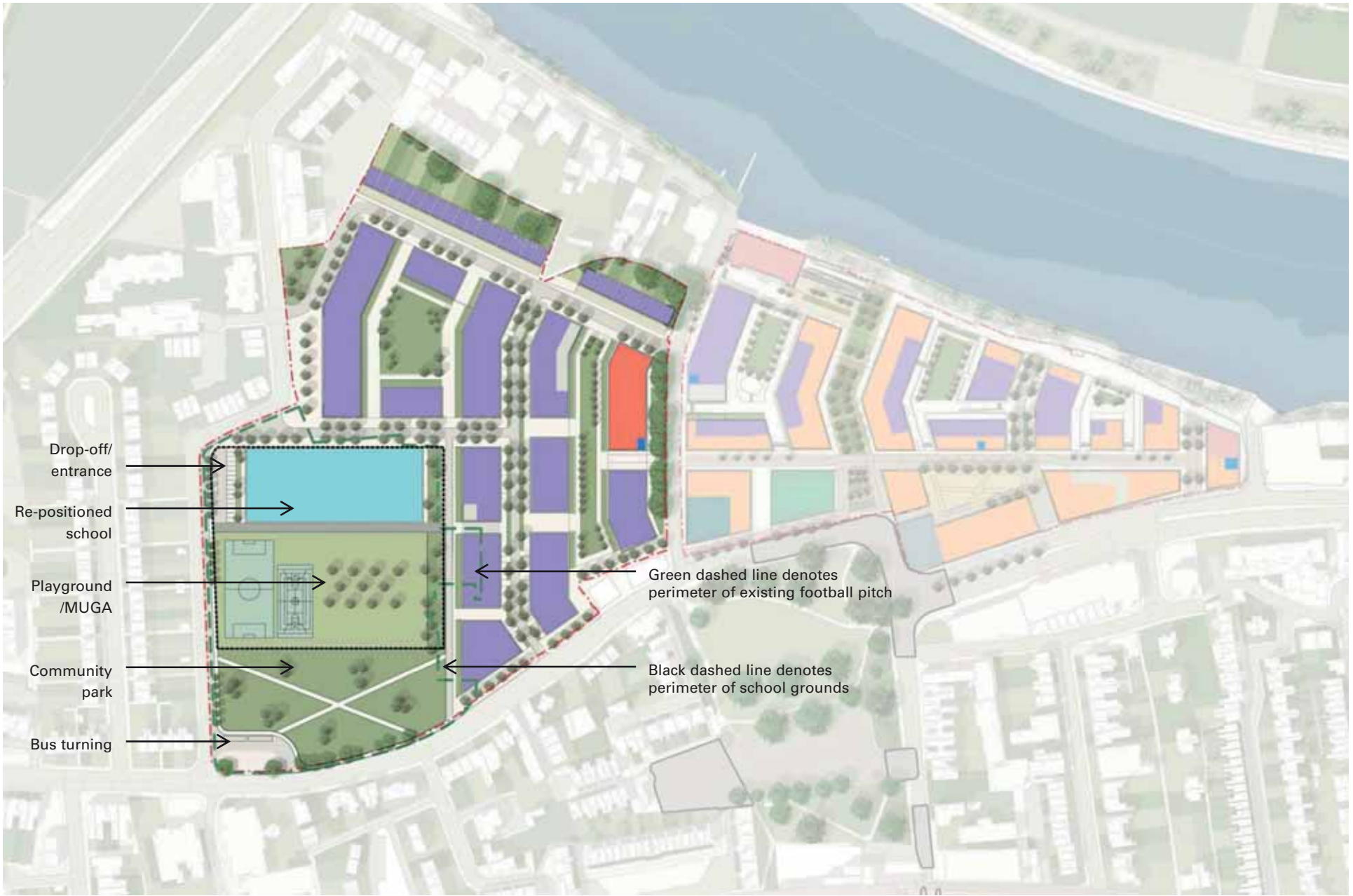
-  Outline of Existing Playing fields
-  Proposed school position
-  School playspace boundary

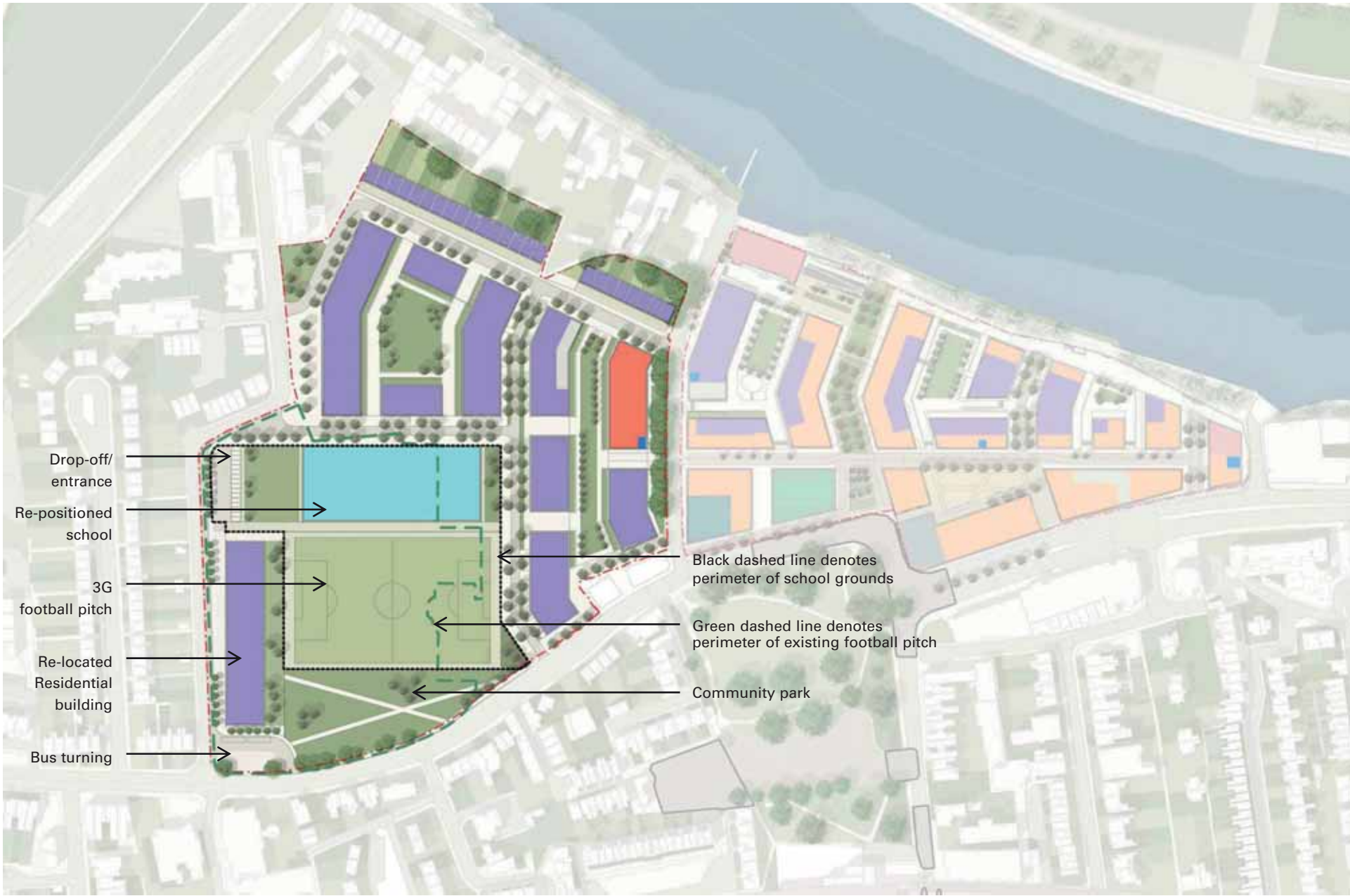


## Appendix 9





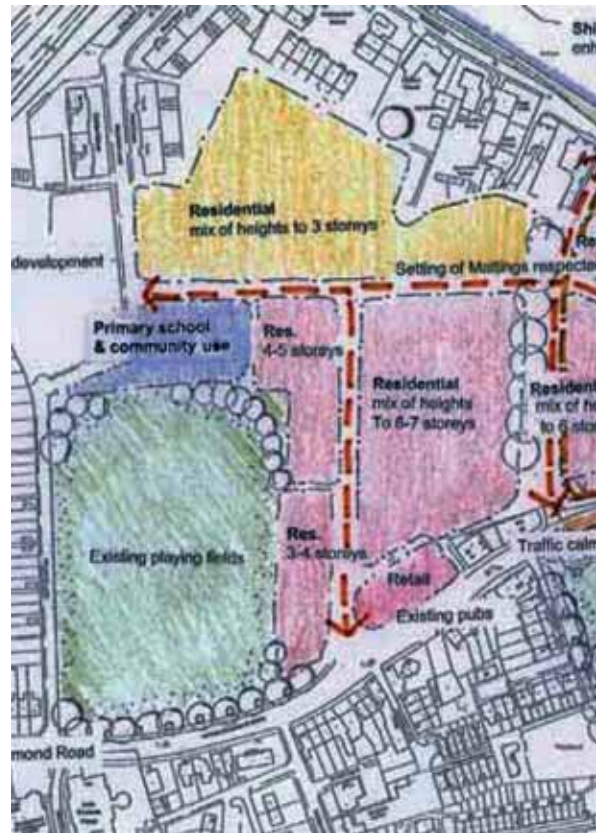




## Appendix 10



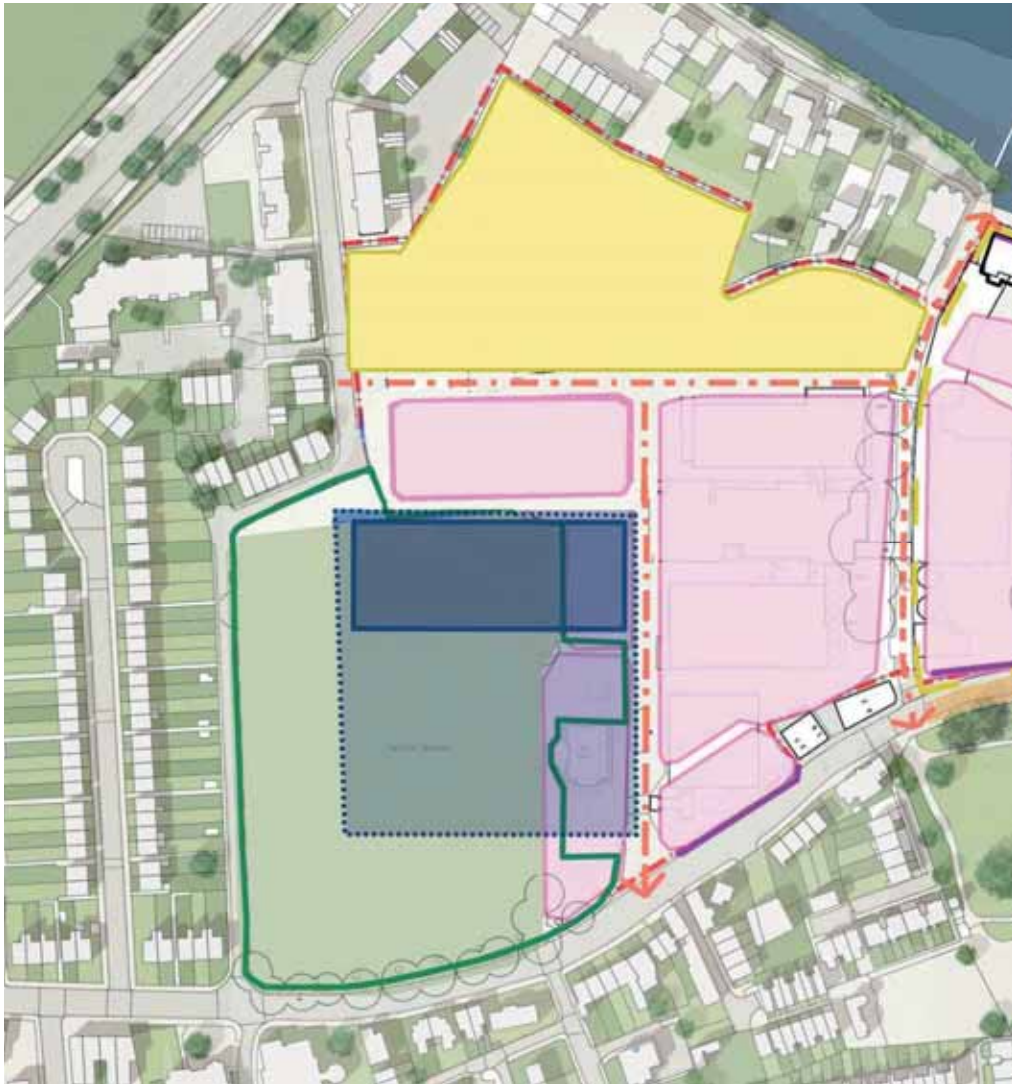
- Location for Primary School
- Residential zone
- Actual size of Primary School building
- Size of School play-space required



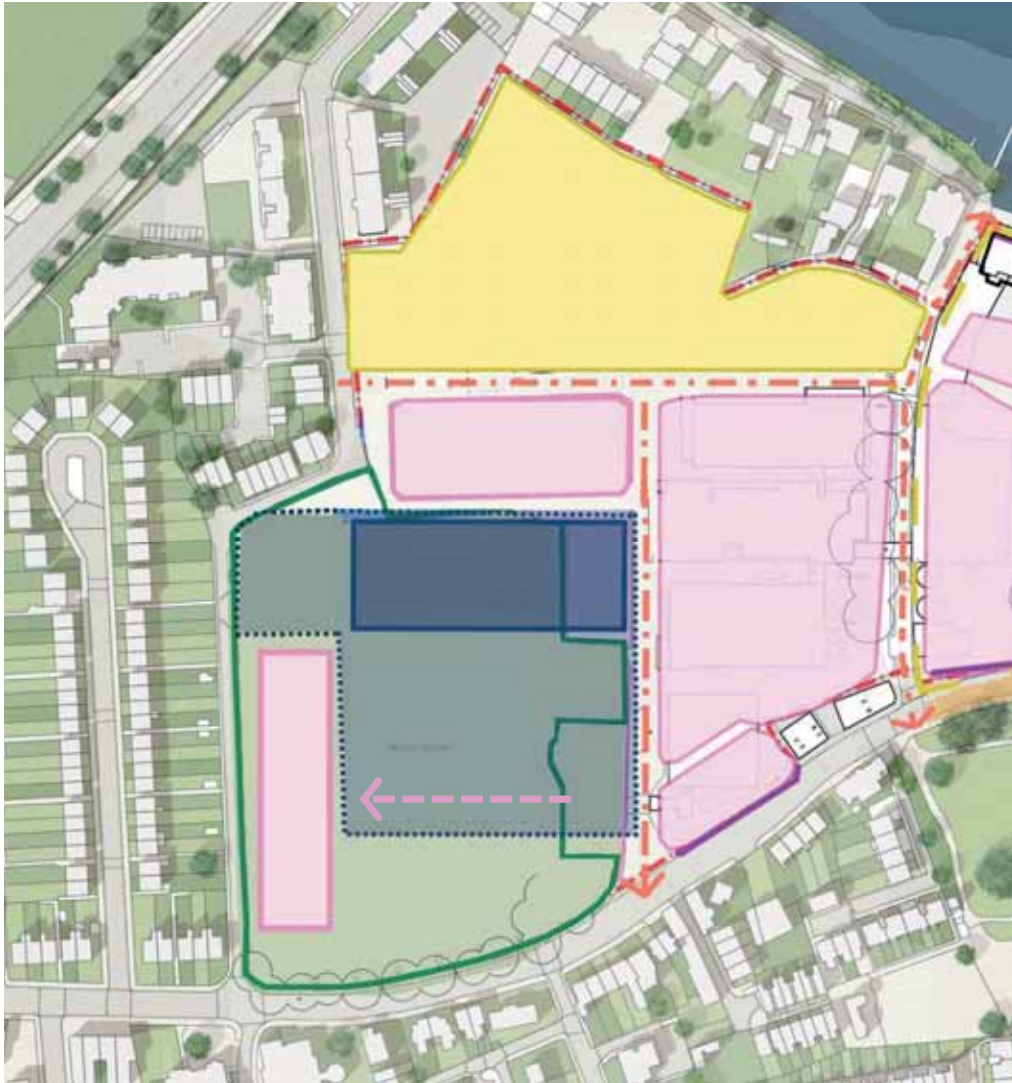
Step 1



Step 2



Step 3



Step 4





Step 5



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## Appendix 11



MBCG Proposal



MBCG Proposal



MBCG Proposal



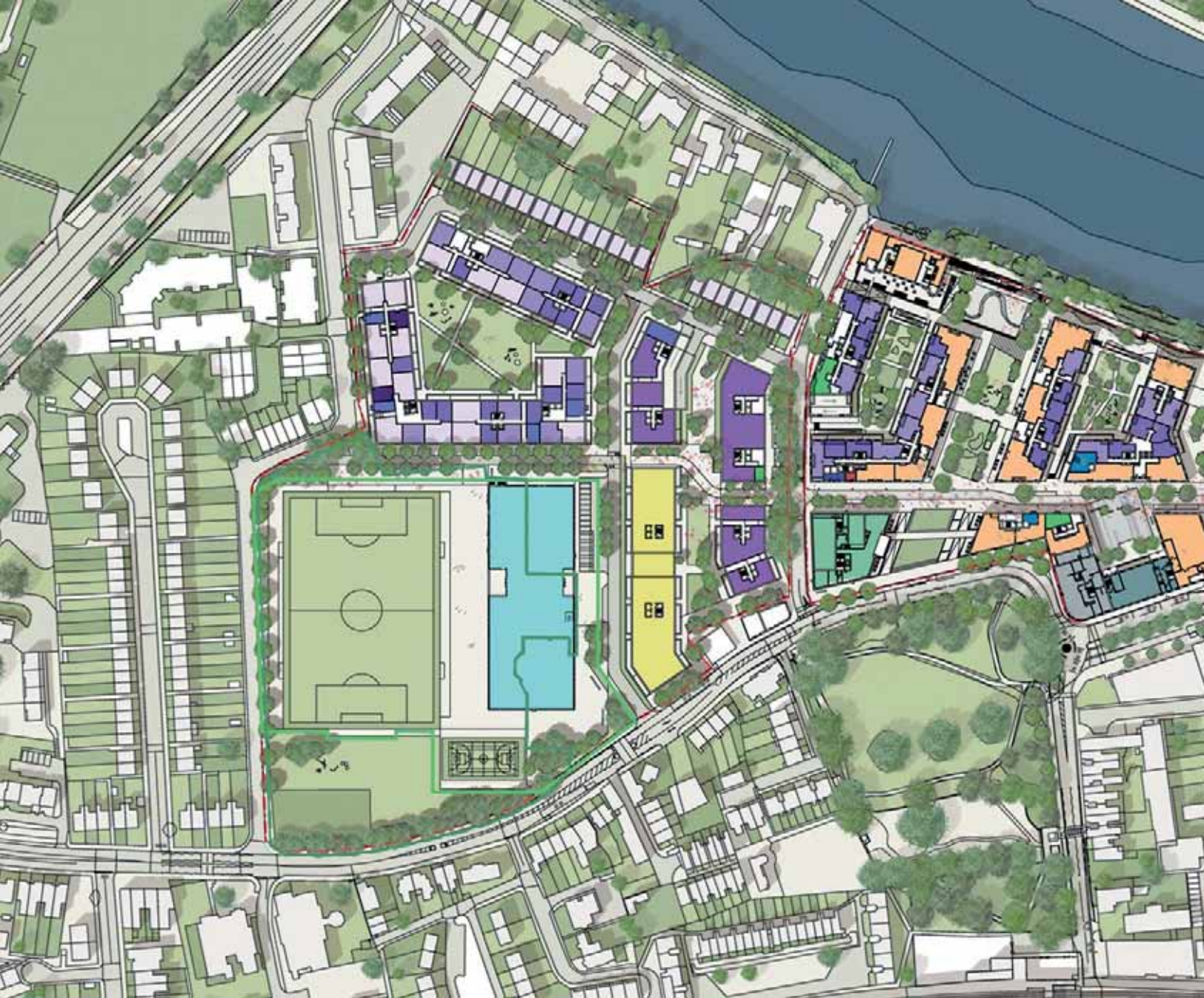
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## Appendix 12



## Appendix 13





## Appendix 14



3G Football Pitch at Coram Fields



Rolling up carpet – limiting damage during process



Rolled carpet ready for removal



Automatic carpet lifting and rolling operation

Re-use of pitch surface



Maneuvering rolled-up carpet 'one at a time'



Stacked carpets awaiting reuse



Recycled carpet installed on macadam base to tennis court

Re-use of pitch surface



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## Appendix 15

# STAG BREWERY

GILLESPIES

704 | SKETCHBOOK

Amenity Space And Green Space Calculation  
Sketchbook 704 - Rev17

JANUARY 2018

# LANDSCAPE CONCEPT

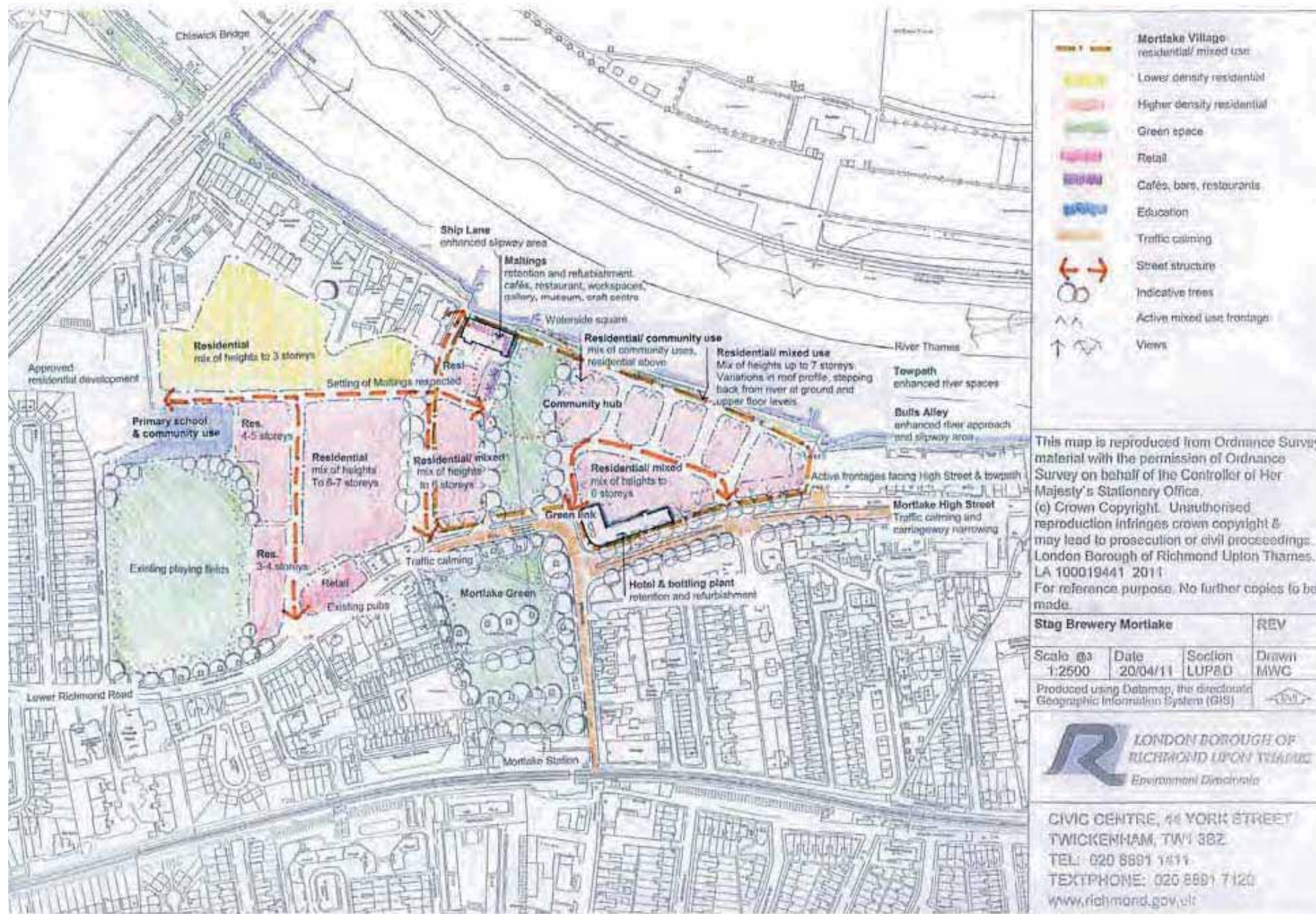
## Landscape Masterplan





# LANDSCAPE CONCEPT

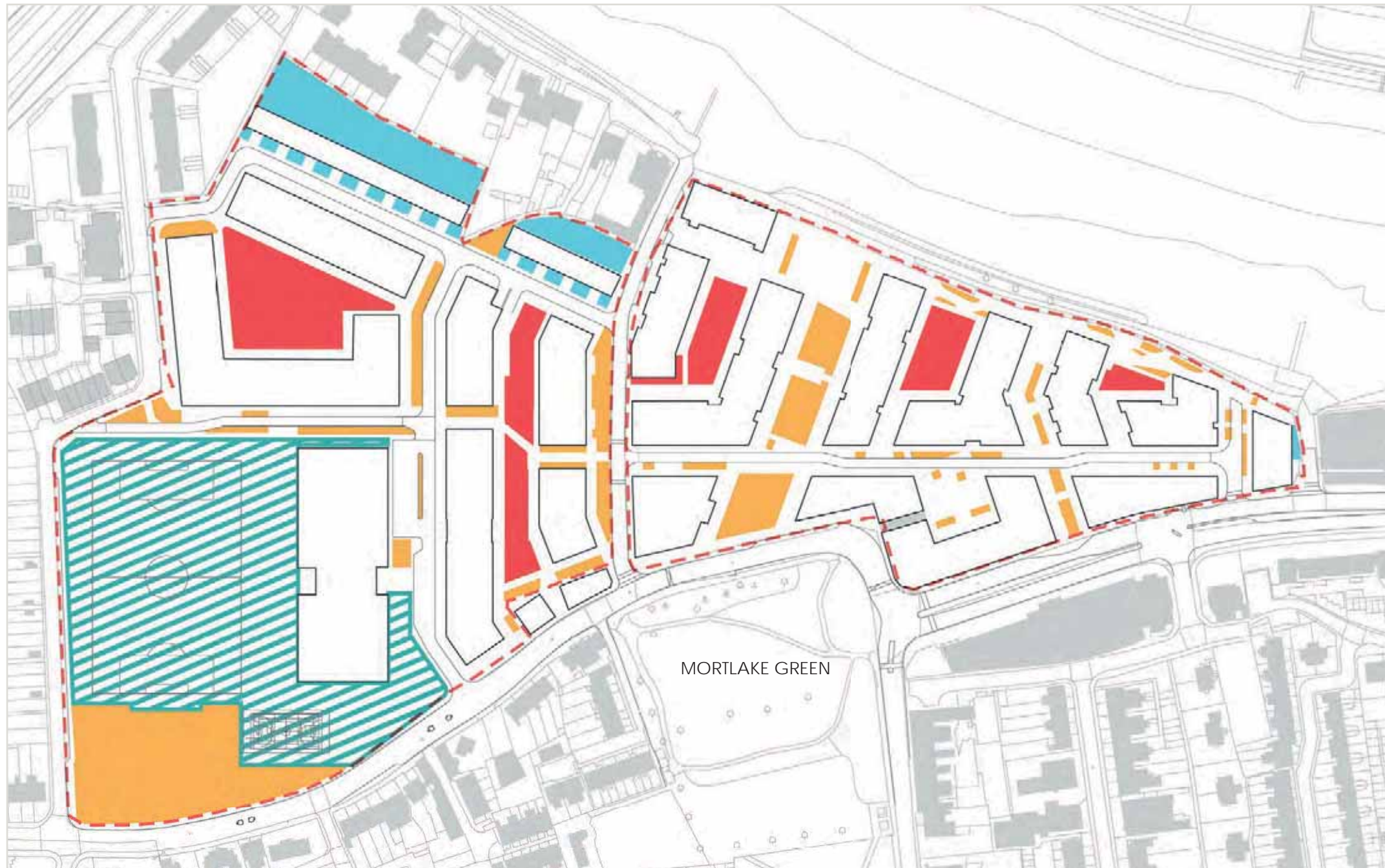
Council's Vision (From Supplementary Planning Document Stag Brewery, Mortlake, SW14 Planning Brief)



# LANDSCAPE CONCEPT

Total Green Space (30,581m<sup>2</sup>)

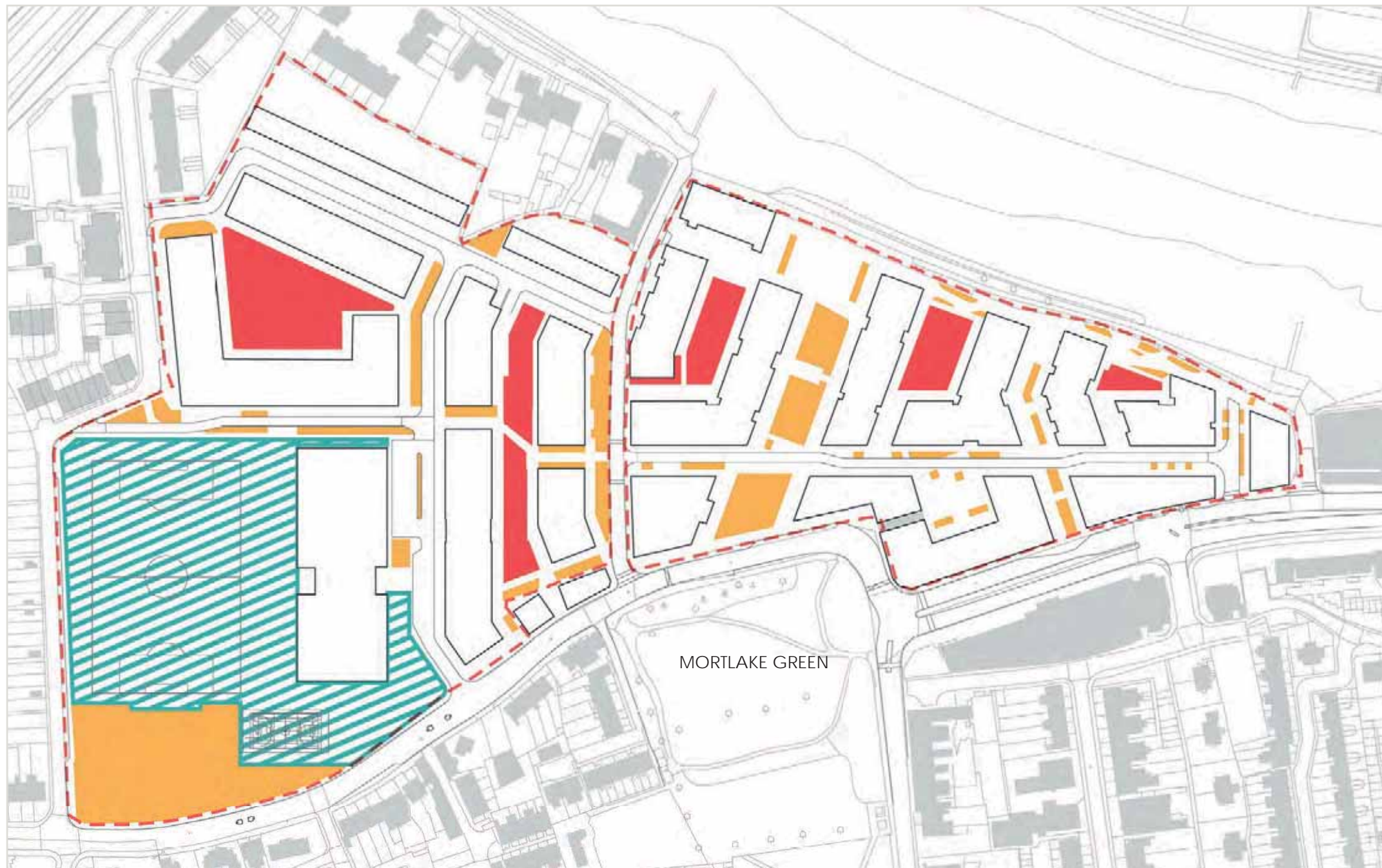
Green Space - includes paths and intimate spaces for sitting and playing



- Public Green Space (8,499m<sup>2</sup>)
- Courtyard Green Space (4,948m<sup>2</sup>)
- Private Green Space (2,990m<sup>2</sup>)
- School Open Space (14,144m<sup>2</sup>) (community agreement)
- Boundary

# LANDSCAPE CONCEPT

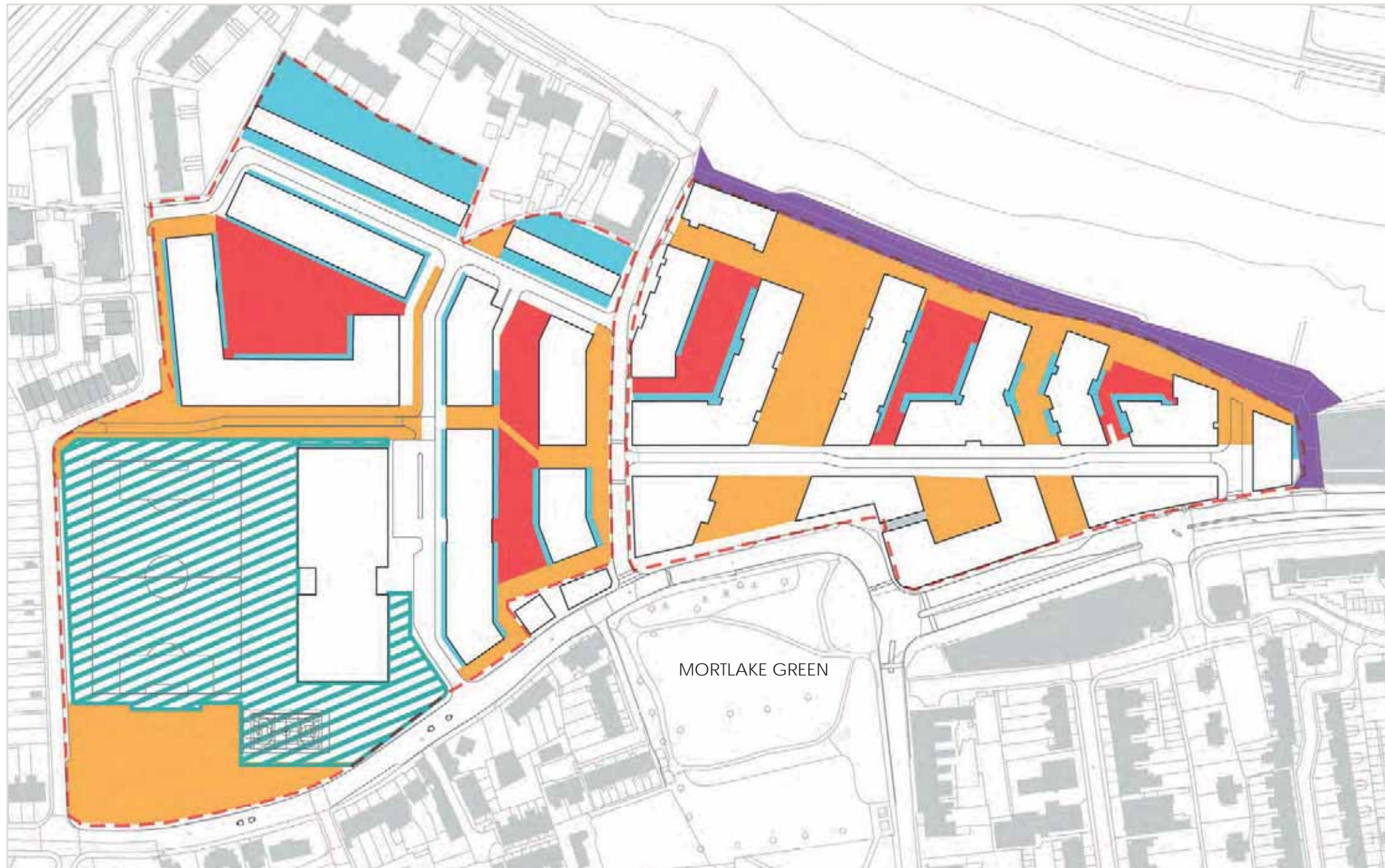
Total Publically Accessible Green Space (27,591m<sup>2</sup>)



- Public Green Space (8,499m<sup>2</sup>)
- Courtyard Green Space (4,948m<sup>2</sup>)
- School Open Space (14,144m<sup>2</sup>) (community agreement)
- Boundary

# LANDSCAPE CONCEPT

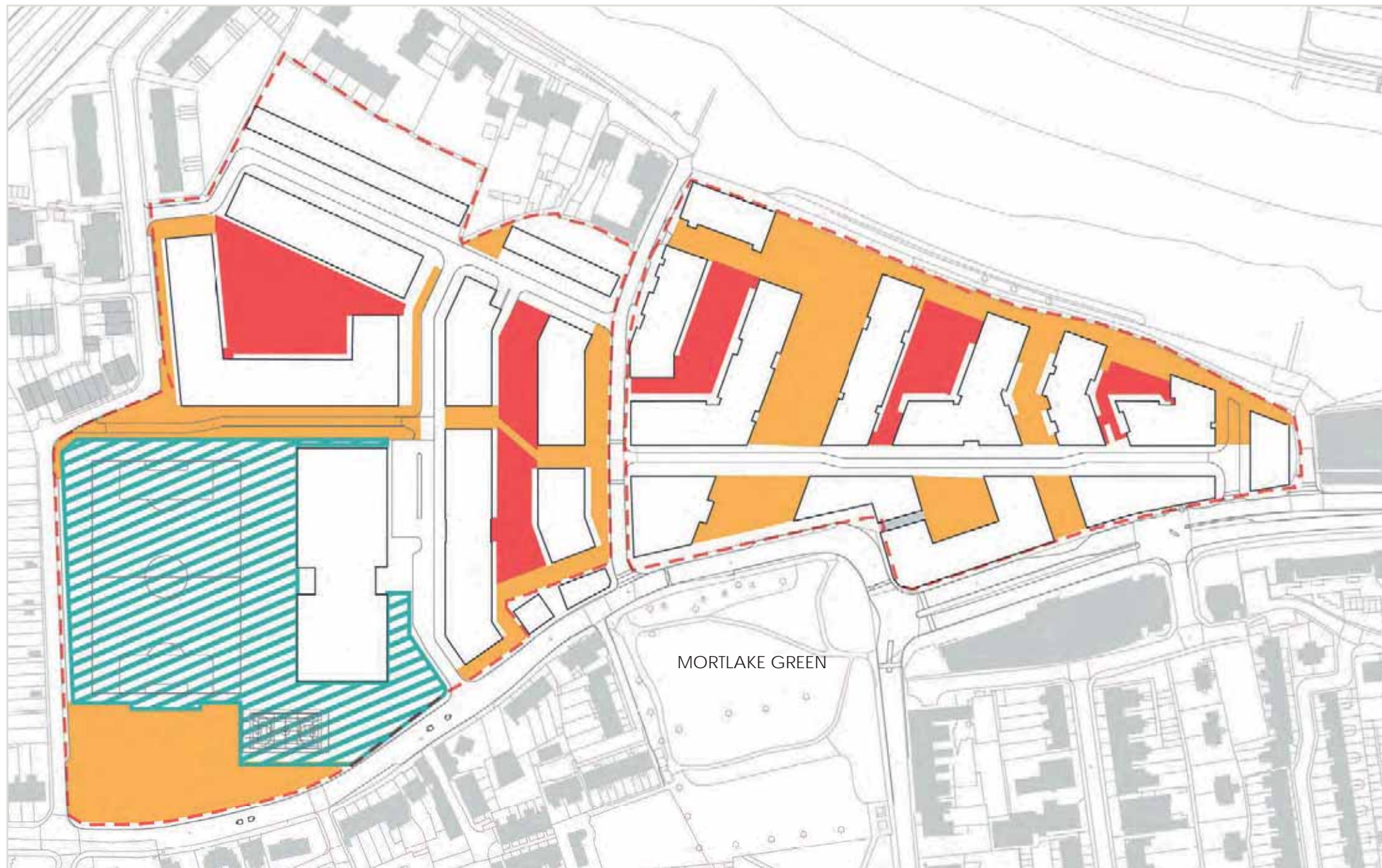
Overall Amenity Open Space (Including Towpath) (47,537m<sup>2</sup>)  
(Excluding Towpath) (44,855m<sup>2</sup>)



- Public Space (17,474m<sup>2</sup>)
- Courtyard Space (7,325m<sup>2</sup>)
- School Open Space (14,144m<sup>2</sup>) (community agreement)
- Private Space (5,912m<sup>2</sup>)
- Towpath (2,682m<sup>2</sup>)
- Boundary

# LANDSCAPE CONCEPT

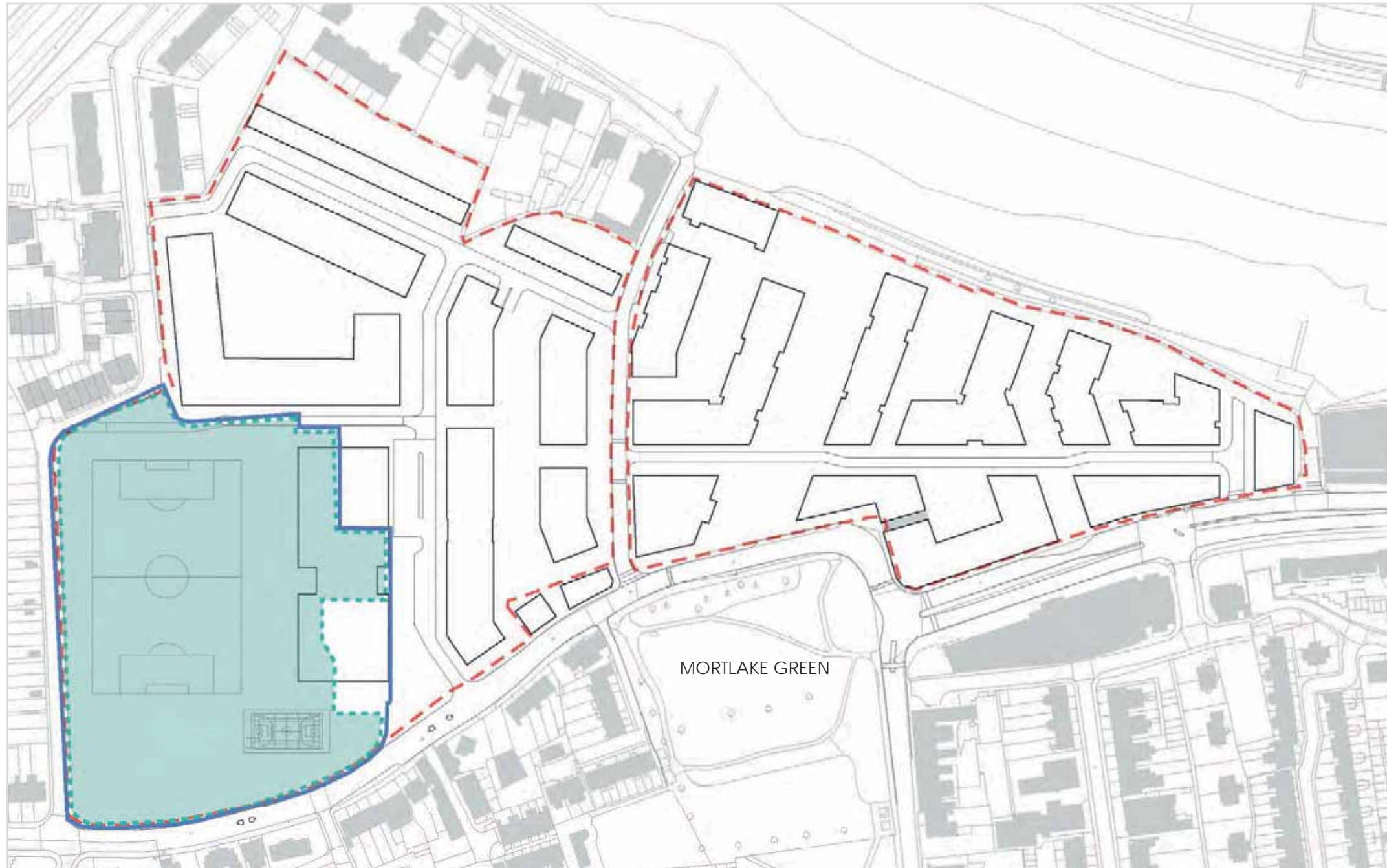
Total Publically Accessible Amenity Open Space (38,943m<sup>2</sup>)



- Public Space (17,474m<sup>2</sup>)
- Courtyard Space (7,325m<sup>2</sup>)
- School Open Space (14,144m<sup>2</sup>) (community agreement)
- Boundary

# LANDSCAPE CONCEPT

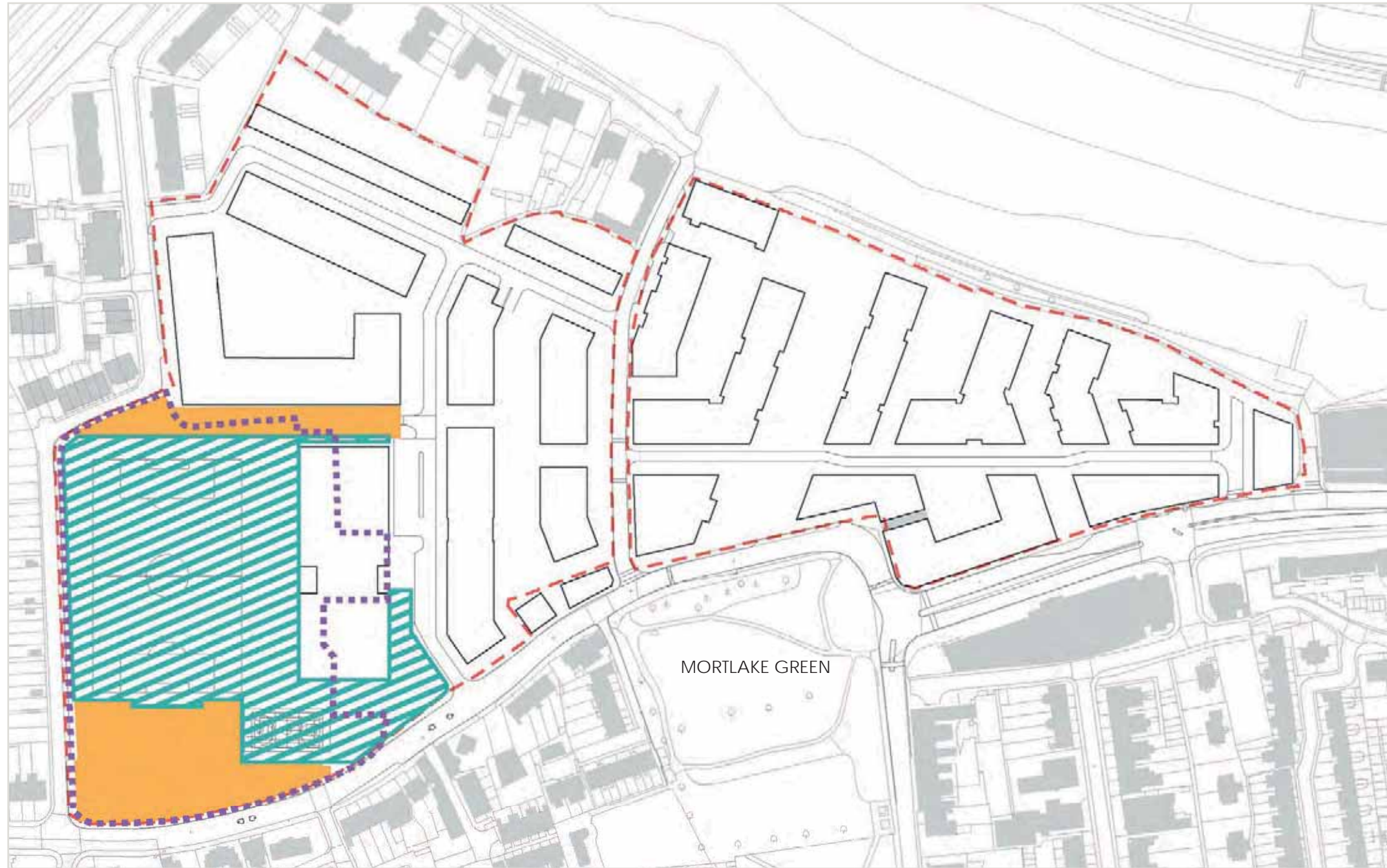
OOLTI: Watney's Sports Ground (20,620m<sup>2</sup>)



- Local Plan Designation OOLTI (22,000m<sup>2</sup>)
- Watney's Sports Ground (20,620m<sup>2</sup>)
- Boundary

# LANDSCAPE CONCEPT

## Watney's Sports Ground (Existing) And On-Site New Public Accessible Amenity Open Space Proposal Comparison



- Public Space Near OOLTI (6,317m<sup>2</sup>)
- School Open Space (14,144m<sup>2</sup>) (community agreement)
- = Total New Amenity Space Proposal (20,461m<sup>2</sup>)
- OOLTI Watney's Sports Ground (20,620m<sup>2</sup>)
- Boundary

# LANDSCAPE CONCEPT

## Space Calculations

### GREEN SPACE CALCULATIONS

**Total Green Space = 30,581m<sup>2</sup>**

Public Green Space = 8,499m<sup>2</sup>

Courtyard Green Space = 4,948m<sup>2</sup>

School Open Green Space = 14,144m<sup>2</sup>

Private Green Space = 2,990m<sup>2</sup>

### Amenity Open Space Calculations

**Total Open Space = 44,855m<sup>2</sup>**

Public Space = 17,474m<sup>2</sup>

Courtyard Space = 7,325m<sup>2</sup>

School Open Space = 14,144m<sup>2</sup>

Private Space = 5,912m<sup>2</sup>

**Total Open Space Including Towpath = 47,537m<sup>2</sup>**

Towpath = 2,682m<sup>2</sup>

### Watney's Sports Ground Calculations

Watney's Sports Ground = 20,620m<sup>2</sup>

### Local Plan Designation OOLTI Calculations

Local Plan Designation OOLTI = 22,000m<sup>2</sup>



Revision No.	Issue Date:	Prepared by:	Approved by:
00 - Draft Issue	16/11/2016	RJ	RC
01 - Draft Issue	17/11/2016	RJ	RC
02 - Draft Issue	05/12/2016	RJ	RC
03 - Draft Issue	14/12/2016	RJ	RC
04 - Draft Issue	20/12/2016	RJ	RC
05 - Revised Issue	31/01/2017	RJ	RC
06 - Revised Issue	13/02/2017	RJ	RC
07 - Revised Issue	17/02/2017	RJ	RC
08 - Revised Issue	16/03/2017	RJ	RC
09 - Revised Issue	10/05/2017	RJ	RC
10 - Revised Issue	14/06/2017	RJ	RC
11 - Revised Issue	27/06/2017	RJ	RC
11 - Revised Issue	27/06/2017	RJ	RC
12 - Revised Issue	12/07/2017	RJ	RC
13 - Revised Issue	17/08/2017	RJ	RC
14 - Revised Issue	22/08/2017	RJ	RC
15 - Revised Issue	14/09/2017	RJ	RC
16 - Revised Issue	17/01/2018	RJ	RC
17 - Revised Issue	25/01/2018	RJ	RC

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**GILLESPIES**

## Appendix 16

## BRIEFING PAPER – CONFIDENTIAL

<b>PROJECT:</b>	<b>Reselton Properties Limited – Stag Brewery</b>
<b>SUBJECT:</b>	<b>Sport and Leisure Facilities within Proposed Development</b>
<b>DATE:</b>	<b>February 2018</b>
<b>VERSION:</b>	<b>3.0</b>

### 1. Introduction

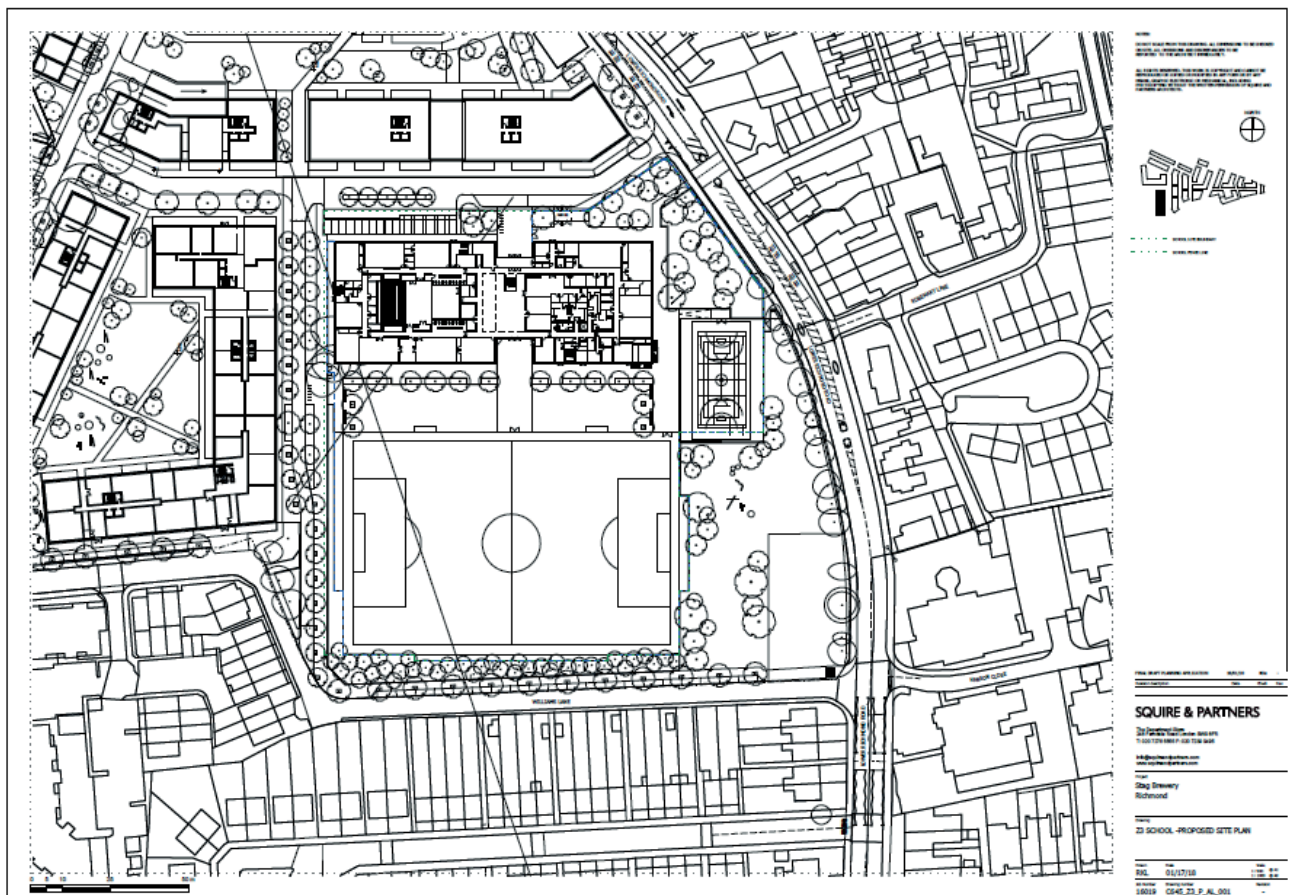
- 1.1 This Sport and Leisure Facilities Briefing Paper has been prepared by The Sport, Leisure and Culture Consultancy on behalf of Reselton Properties Limited ('the Applicant') in support of three linked planning applications for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').
- 1.2 The former Stag Brewery Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane. The Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields.
- 1.3 The redevelopment will provide homes (including affordable homes), a Care Village for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction.
- 1.4 The three planning applications are as follows:
- Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
    - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
    - ii. Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as 'Development Area 2' throughout).
  - Application B – detailed planning application for the school (on land to the west of Ship Lane).
  - Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 1.5 Full details and scope of all three planning applications are described in the submitted Planning Statement, prepared by Gerald Eve LLP.
- 1.6 This report addresses the loss of 2 youth 11v11 football pitches / 1 cricket pitch on the existing Site, and the need for and impact of the community sport and leisure provision included as part of the Application B.

### 2. Sport and Leisure Provision – Application B

- 2.1 The Application positions the school building in the eastern side of the existing playing field land.
- 2.2 A floodlit 3G football pitch (64m x 100m) with a total area (including run off) of 7,420m<sup>2</sup> is included west of the school building on the portion of the site bordering with Williams Lane.

- 2.3 The school building includes a 4-court sports hall designed to meet Sport England specifications (34.5m x 20m x 7.5m) and an activity hall / studio (10m x 15m).
- 2.4 A multi-use games area (18m x 37.5m) is included to the south of the school.
- 2.5 The school building also includes the following changing room provision:
  - Male changing room – 68m<sup>2</sup>
  - Female changing room – 69m<sup>2</sup>
  - Staff changing room – 13m<sup>2</sup>.
- 2.6 The southern portion of the existing playing field land south of the 3G football pitch is comprised of a Community Park bordering with Lower Richmond Road.

**Figure 1: Site plan for relevant portion of site**



**Figure 2: Proposed School Ground Floor Plan**



**Figure 3: Proposed School First Floor Plan**



**3. Meeting the Requirements of Sport England Policy Exception E5**

- 3.1 In respect of the loss of playing field land, the loss of existing sports facilities and pitches can be considered acceptable from a policy perspective if the conditions of at least one of Sport England’s policy exceptions can be met.
- 3.2 The 2015 Playing Pitch Strategy for LBRuT found there to be a shortfall of youth 11v11 pitches in the borough of 1 match equivalent session in 2015, increasing to 14 match equivalent sessions in 2025. In the Richmond Analysis Area into which the site falls, supply and demand for 11v11 youth pitches is in balance currently, but there will be a shortfall of 6 match equivalent sessions in 2025.
- 3.3 There is also a current shortfall of Adult football pitches and mini pitches (7v7) and a projected future shortfall for all football pitch types with the exception of mini pitches (5v5) in 2025 in the Richmond Analysis Area.
- 3.4 The existing football pitches on the Site were not assessed as part of the 2015 Playing Pitch Strategy and not included in the calculation above. However, assuming the pitches are of

standard quality, each pitch will have a total capacity of 2 match equivalent sessions per week (4 match equivalent sessions per week in total).

- 3.5 If the pitches are of good quality the total capacity would increase to 3 match equivalent sessions per week per pitch – 6 match equivalent sessions in total.
- 3.6 The playing fields are not currently used as a cricket pitch, but there is a suggestion that they may have historically been used for cricket in the summer months. LBRuT’s Playing Pitch Strategy did not include the Site in its consideration of the existing cricket supply. The Strategy however, found that the current number of cricket squares in the borough can accommodate demand, and that there is spare capacity of 2 pitches in the Richmond Analysis area into which the site falls.
- 3.7 Although they were not included in the Playing Pitch Strategy calculations and therefore their loss would most likely not exacerbate the existing shortfalls, their loss cannot be justified on the basis that the pitches are surplus to requirements based on the current and future supply and demand balance for football pitches (Policy Exception E1).
- 3.8 Sport England’s Policy Exception E5, however, would be applicable in the context of the revised proposal set out above if it can be demonstrated that the development of indoor and / or outdoor sports facilities as part of the proposal would be of sufficient sporting benefit to outweigh the detriment caused by the loss of the playing fields resulting from the development.
- 3.9 In order to understand and demonstrate if this is the case, it is necessary to establish:
- What is the current use and what benefits are derived from that use?
  - What is the proposed use?
  - What sport-related benefits would be derived from the proposed use and how does this compare with the current use?
  - What role will the proposed development have in addressing existing deficiencies?

***Current Use***

- 3.10 The playing field land at the Site currently includes two grass 11v11 youth football pitches with no floodlighting.
- 3.11 The football pitches are currently in use by Barnes Eagles FC for their U13 to U16 teams. The Club’s primary site is Barn Elms Sports Centre, and it only uses the pitches at the Site for 4 matches per week and occasional training during the football season.
- 3.12 The pitches are also used by Thomson House School for sports and games once a week on Tuesdays during term time, and once a year by St Mary Magdalen Catholic Primary School for their annual sports day.
- 3.13 Although the playing field land is described in the Adopted Planning Brief (2011) as consisting of 2 football pitches and 1 cricket pitch, the land has not been used as a cricket pitch for many years.
- 3.14 The total estimated current use of the playing field land in terms of annual participants is summarised in Table 1.

**Table 1: Estimated Current Use of Playing Field Land - Annual participants**

Use	Estimated Total Participants Per Annum	Assumptions
Thomson School	1,950	Once a week – c. 50 pupils per session
Barnes Eagles FC – Matches	4,200	2 matches per week per pitch during 35-week football season – c. 30 participants (11v11 plus substitutes)
Barnes Eagles FC – Training	1,050	Occasional training during 35-week football season (2 sessions per week – 15 participants per session)
St Mary Magdalen School	250	Annual sports day – whole school
<b>Total</b>	<b>7,450</b>	

- 3.15 Given the limited carrying capacity of grass playing pitches, there is little or no scope to increase the number of participants within the current configuration. Significant additional use would have a detrimental impact on the quality and playability of the pitches.
- 3.16 It is conceivable that if the condition of the pitches is ‘good’ rather than ‘standard’ they would each have a carrying capacity of 3 matches per week which would increase the total annual participants by c. 2,100 to c. 9,550, but this would be the maximum threshold of users that can currently be achieved.

**Proposed Use**

- 3.17 The Application includes the following in terms of sports facilities:
- 3G youth football pitch (64m x 100m) with floodlights (120lux or 200lux)
  - 4 court sports hall meeting Sport England specifications (34.5m x 20m x 7.5m)
  - Activity hall / studio (150m<sup>2</sup>)
  - Multi-use games area (18m x 37.5m)
  - Changing provision including male, female and staff change.
- 3.18 Table 2 shows an estimate of the potential capacity of the sports facilities included in the proposal in terms of participants per annum using the following assumptions:
- 3G pitch benefits from floodlighting
  - Facilities are available for community use from 4pm to 10pm on weekdays during term time (39 weeks per annum)
  - Facilities are available for community use from 9am to 10pm on weekends during term time (39 weeks per annum)
  - Facilities are available for community use from 9am to 10pm every day outside of term time (11 weeks per annum)
  - MUGA does not benefit from floodlighting
  - MUGA is available for community use during daylight hours from 4pm to 10pm on weekdays and from 9am to 10pm on weekends during term time (39 weeks per annum) – an average of c. 32 hours per week across the year



- MUGA is available for community use during daylight hours from 9am to 10pm every day outside of term time (11 weeks per annum) – an average of c. 67 hours per week across the year
- All students at the secondary school (1,500 pupil capacity) use at least one of the sports facilities on site at least once a week during term time.

**Table 2: Estimated capacity of Application B Sports Facilities - Users per annum**

Facility	Estimated number of users per session	Term Time capacity	Non-Term Time capacity	Total
3G Youth Football Pitch	22	48,048	22,022	<b>70,070</b>
4 Court Sports Hall	10	21,840	10,010	<b>31,850</b>
Activity Hall / Studio	20	43,680	20,020	<b>63,700</b>
MUGA	10	12,480	7,392	<b>19,872</b>
<b>Total Community Use</b>	<b>n/a</b>	<b>126,048</b>	<b>59,444</b>	<b>185,492</b>
School Use	n/a	58,500	n/a	<b>58,500</b>
<b>Total Use</b>	<b>n/a</b>	<b>184,548</b>	<b>59,444</b>	<b>243,992</b>

- 3.19 Table 2 shows that the sports facilities included in the Application could accommodate up to **243,992** attendances per annum. The capacity may even be slightly higher as school use would most likely be more frequent than 1 use per student per week.
- 3.20 It should be noted that the facilities would be unlikely to experience full occupancy levels, but in an area of high demand it would be reasonable to expect occupancy levels of c. 65% of community use hours for the MUGA, c. 75% of community use hours for the studio and sports hall and c. 80% of community use hours for the 3G pitch.
- 3.21 Two options for floodlighting of the 3G pitch have been tested and are acceptable. The applicant's preference is to proceed with 120lux at this stage. This level of lighting would still be suitable for evening use for training purposes and for matches at lower levels of competition. This should not materially affect overall potential capacity levels of the pitch in terms of users as the majority of evening use at a community facility would be for training purposes rather than competitive matches.

#### ***Sport-related benefits***

- 3.22 There are number of sport-related benefits associated with the development of the sports facilities included in the Application.
- 3.23 The most significant sport-related benefit associated with the Application is the increased user-capacity of the new facilities compared with those currently in place. There is capacity for up to an additional **234,442** users per annum if the outdoor facilities have the benefit of floodlighting to facilitate evening use – an increase of **2,455%**.
- 3.24 The proposal also has the benefit of providing facilities for a significantly increased range of sports, including:
- 3G football pitch
    - Football – 11v11, 7v7, 5v5 and training
    - Rugby training

- 4 court sports hall
    - Badminton
    - Gymnastics
    - Futsal
    - Fencing
    - Table tennis
    - Indoor football (5v5)
    - Volleyball
    - Handball
    - Indoor Basketball
    - Indoor Netball
    - Indoor cricket nets
  - Activity Hall / Studio
    - Dance
    - Yoga / Pilates
    - Aerobic / Fitness / Exercise classes
  - MUGA
    - Outdoor Basketball
    - Outdoor Netball
    - Tennis.
- 3.25 The proposed range of indoor facilities and hard-wearing outdoor facilities would be available for year-round use, and their use is not weather dependant as is the case with natural grass pitches.
- 3.26 The 3G football pitch can still be used for both training and matches but has a far greater carrying capacity than the grass pitches and can be used even in poor weather, significantly decreasing the risk of fixture cancellations. The inclusion of floodlights would also substantially increase the hours of use of the football facilities.
- 3.27 The users of the facilities will also benefit from significantly improved changing provision as part of the new school facilities compared with the poor quality changing provision that is currently within the pavilion for the existing playing fields.

#### ***Addressing Deficiencies***

- 3.28 A number of new facilities are included as part of the Applicant's proposal, the development of which will help to address existing deficiencies in sports provision.
- 3.29 In relation to 3G AGPs there is a currently shortfall of four full size 3G pitches in LBRuT. The 2015 Playing Pitch Strategy found that there is a recommended need for at least 5 full size 3G pitches, whereas currently there is only one. Specifically, in the Richmond Analysis Area there is a need for three 3G pitches where currently there are none.
- 3.30 **The development of a 64m x 100m floodlit 3G pitch available for community use on the current playing field site would make a significant contribution towards addressing this**

**deficiency in 3G pitch provision, reducing the shortfall in LBRuT to 3 pitches, and in the Richmond Analysis Area specifically to 2 pitches.**

- 3.31 The need for a sand-dressed AGP surface suitable for hockey was also considered for the sake of completeness. LBRuT's 2015 Playing Pitch Strategy found that there are 6 AGP's suitable for hockey within LBRuT – 5 of which are suitable for competitive play. There are 4 hockey clubs within LBRuT and in addition, St Mary's University fields 3 senior teams in a mid-week league. Spare capacity has been identified at 2 hockey sites and the Strategy found that existing provision meets current club demand. There is no identified need for additional hockey provision in LBRuT.
- 3.32 An Indoor Sports Facility Needs Assessment was produced for LBRuT in 2015 which included an assessment of sports hall provision in the borough. This was informed by a Sport England Facilities Planning Model run (2014) which concluded that the level of satisfied demand for sports halls in LBRuT is 90%, meaning that one in ten of the Borough's residents who wish to access a sports hall are unable to do so. This is primarily due to insufficient capacity both inside and outside the borough.
- 3.33 The Assessment has also found that LBRuT's wide network of voluntary sports clubs and their strong working relationship with the Council's Sport and Fitness service has developed a strong club base and productive sports development activity which is resulting in strong demand for court space on a regular basis, potentially to the exclusion of pay and play or more casual users.
- 3.34 Overall, the Assessment concludes that additional court space would be in demand and that the areas most in need of additional provision are in the north and east of the borough, where new facilities currently being proposed elsewhere in the borough will have minimal impact.
- 3.35 **The development of an additional 4 court sports hall built to meet Sport England Specifications on this site would make a significant contribution towards addressing the deficiency in sports hall provision in the north and east of the borough.**
- 3.36 **The provision of an additional activity hall will also add to the flexibility of the sports facilities overall allowing the 4 court hall to accommodate team sports activities, whilst the activity hall can accommodate users with lesser space requirements.**
- 3.37 Multi-use games areas (MUGAs) were not included for consideration in either the Playing Pitch Strategy or Indoor Sports Facility Needs Assessment produced for LBRuT in 2015. They were, however, included in the Borough's Sport, Open Space and Recreation Needs Assessment updated in March 2008.
- 3.38 This Needs Assessment found that most facilities were located in the West of the Borough and there is some evidence of unmet demand in the Ham and Petersham, East Twickenham / Richmond / Kew and Barnes areas.
- 3.39 The Assessment also found there were high levels of use of floodlit netball facilities with clear evidence of unmet demand which would most likely continue to rise due to an increasing younger population and the Council's promotion of youth sports participation. Lack of floodlighting and of suitable ancillary facilities were also raised as key issues.
- 3.40 Although this assessment has not been updated as part of the 2015 sports facility assessments, it would be fair to assume that, unless significant additional provision has been developed in the last 10 years, the borough is deficient in MUGA provision, particularly floodlit provision with access to ancillary facilities.

- 3.41 **The development of additional MUGA provision on this site would help to address this ongoing deficiency in MUGA, and specifically netball, provision in the borough. The MUGA would also be serviced by ancillary facilities through the school.**
- 3.42 Consultation has been undertaken with a number of National Governing Bodies (NGBs) for a range of indoor sports. The following NGBs confirmed that they would support the development of additional sports hall space in this area of the borough given the lack of local provision and difficulties experienced by local clubs in securing access to sports hall facilities, particularly at peak times:
- Badminton England
  - British Fencing
  - British Gymnastics
  - England Handball
  - England Netball
  - London Volleyball Association.
- 3.43 Letters / emails from the above organisations confirming their support have been provided in Appendix A.
- 3.44 The development proposals include a total of 667 additional residential units. Based on LBRuT’s average number of persons per household (2.34) this equates to approximately 1,560 additional residents. Using Sport England’s Sports Facilities Calculator, this can be used to estimate the demand for additional sports facilities which will be generated by this increase.
- 3.45 This will create demand for an additional 0.44 badminton courts and 0.05 artificial grass pitches.

**Summary**

- 3.46 Table 3 provides a summary of the key features of the Application with specific reference to the requirements of Sport England’s Policy Exception E5 – *“The proposed development is for an indoor / outdoor sports facility of sufficient benefit to outweigh the detriment caused by the loss of the playing field.”*

**Table 3: Summary of Key Features of Application with regard to SE Policy Exception E5**

	Key Features
<b>Proposed vs Current Use</b>	Capacity to accommodate total of c. 244k visits per annum Increase of c. 234k visits (2,455%) compared with current use
<b>Sports -Related Benefits</b>	Increased capacity in terms of users per annum Significantly increased range of sports accommodated Indoor and hard-wearing facilities available for year-round and poor weather use 3G pitch accommodates training and matches and has significantly increased carrying capacity. Full size pitch provision means matches can be played and current users can be accommodated Improved changing and ancillary provision

	Key Features
<b>Addressing Deficiencies</b>	3G pitch deficiency – 1 full size pitch Sports hall deficiency – 4 court sports hall and activity hall MUGA deficiency – 1 basketball court size
<b>Other Benefits</b>	Community park provision Better urban design – enclosing open space.

#### 4. Proposed Community Use

- 4.1 The sport and leisure provision included as part of the Secondary School development in Application B is all proposed for use by the school, and the wider community outside of the school’s core hours of use.
- 4.2 Community use of the sports hall, activity hall, MUGA and 3G pitch would be secured through a Community Use Agreement between the School and the Council as well as other relevant parties as applicable (e.g. Landowner, Local Education Partnership, Barnes Eagles FC etc.).
- 4.3 This would secure management, access and pricing arrangements for use of the facilities by the community. A draft version of this community use agreement, to be further developed, finalised and agreed between the relevant parties has been included Appendix B of this document.
- 4.4 The draft community use agreement includes provision for arrangements to be made between a Management Committee and Partner Club. This would allow a Partner Club to secure preferential access to the facilities at a discounted rate.
- 4.5 A number of clubs have expressed an interest in using this facility to supplement their existing arrangements, particularly for training purposes. The Applicant has made sustained efforts throughout the process to engage Barnes Eagles FC as the incumbent club, and preferential access to the facilities has been offered. The Applicant awaits the commitment of Barnes Eagles to this arrangement and is willing to engage further with them as required.

#### 5. Accommodating Existing Use

- 5.1 The primary use of the existing playing fields is for football matches and occasional weekday evening training for the U13-U16 teams of Barnes Eagles FC.
- 5.2 Given the existing shortfall of grass football pitches locally, there are limited alternative locations for this existing use.
- 5.3 The Application allows for the possibility of some or all of this current activity continuing on the redeveloped site, as the 64m x 100m floodlit 3G pitch would have the capacity to accommodate the c. 4 matches per week that currently take place on the site as well as occasional training.
- 5.4 Preferential access to the 3G pitch at a community rate comparable with similar local provision can be secured for Barnes Eagles FC through a Community Use Agreement with the School as set out above.
- 5.5 Other grass pitch provision in the area has also been explored at a high level using available information from the 2015 Playing Pitch Strategy. It is understood that these findings are being updated in early 2018, but neither the draft findings of this update have not been made available to the Applicant by the Council or the FA. Grass pitch provision in the area

which could provide an alternative or additional venue for Barnes Eagles is summarised below based on the information available to the Applicant.

- 5.6 **Barn Elms Playing Fields** is the primary site currently in use by Barnes Eagles FC. The Playing Pitch Strategy (2015) found that their football pitches are currently overplayed but that the quality and maintenance of the existing provision appears to be able to absorb the existing level of overplay. Therefore, there may be scope to further increase the carrying capacity of this high quality provision with further investment in drainage and maintenance improvements.
- 5.7 **Old Deer Park** has 2 adult football pitches with spare capacity identified by the Playing Pitch Strategy. The site is c.1.2 miles from the current site and could provide an alternative venue for Barnes Eagles FC. The Strategy identifies that opportunities to improve the changing provision should be explored. *This is a potential alternative site for Barnes Eagles FC given its relative proximity and that there is spare capacity identified.*
- 5.8 **Palewell Common** currently has 3 x adult, 1 x 9v9 and 4 x 7v7 good quality football pitches with identified spare capacity. This site is c. 1.4 miles from the current site and could provide an alternative venue for Barnes Eagles FC, albeit this would be subject to the agreement of the incumbent club (Sheen Lions FC) or facility operator and agreement on fixture scheduling etc. *This is a possible alternative site for Barnes Eagles FC given its relative proximity and that there is spare capacity identified, albeit the presence of an incumbent club may raise practical difficulties.*
- 5.9 **Sheen Common** currently has a standard adult pitch which is available but is not in use. This site is c. 1.3 miles from the current site and could provide an alternative venue for at least some of the 4 match equivalent sessions currently used at the Stag Brewery site by Barnes Eagles FC. The Playing Pitch Strategy identifies that quality should be improved if possible. *This is a potential alternative site for Barnes Eagles FC.*
- 5.10 **The University of Westminster Sports Ground** and **Kings House Sports Ground** are located across the river from the current site in the London Borough of Hounslow. Both sites include football pitches available for hire as part of their facility mix. The current level of availability at these facilities is unknown as they were not considered as part of the LBRuT Playing Pitch Strategy, and LB Hounslow does not appear to have an up to date playing pitch strategy. *These are potential alternative sites for Barnes Eagles FC, although their current capacity levels are unknown.*

## 6. Summary

- 6.1 There is a shortfall of grass football pitch provision locally, and the loss of the existing playing fields cannot be justified on the basis that they are surplus to requirements. However, the proposal provides substantial sporting benefits which should provide sufficient benefit from a sporting perspective to outweigh the detriment caused by the loss of the existing playing fields.
- 6.2 This has been demonstrated through the following:
- a comparison between the current and proposed uses which has shown the potential for significantly increased users per annum
  - a review of the sports-related benefits the proposal which include more usage, more sports, more year-round use and more flexible facilities
  - a review of the deficiencies being addressed by the proposal including 3G pitches, Sports Halls and MUGAs

- other benefits including community park provision.
- 6.3 The Application proposes that the sport and leisure provision is made available for community use outside of the school's core hours of use and that this use, and potential arrangements with a Partner Club, are secured through a Community Use Agreement. The Applicant has sought to engage with Barnes Eagles FC as the incumbent club and has made an offer of preferential access. The Applicant awaits the club's commitment on this matter.
- 6.4 Alternative venues for the current users of the playing fields on the site, Barnes Eagles FC, have also been explored at a high level. A review of the site-specific recommendations of the LBRuT Playing Pitch Strategy has shown that there are sites locally that have football pitches with spare capacity.
- 6.5 In SLC's view, the proposal is of significantly greater sporting benefit to the community than the existing provision and should meet the requirements of Sport England's Policy Exception E5 on this basis.

**Author: Anna Dalton, Senior Consultant**

The Sport, Leisure and Culture Consultancy

February 2018

**Appendix A – Correspondence with NGBs for Indoor Sports**

***Badminton England***

The Sport, Leisure and Culture Consultancy (SLC)  
2nd Floor  
3 Boltro Road  
Haywards Heath  
West Sussex  
RH16 1BY



**RE: NGB Consultation: Sports Facility Developments at Stag Brewery, Mortlake**

Dear Laura

As discussed I am writing in relation to the above proposed sports facility development. This is a facility that we would like to support and engage with in terms of badminton development.

Our own current mapping shows that there is the following within one mile of the proposed development:

**AFFILIATED CLUBS**

- Feathers Badminton Club

**OTHER FACILITIES**

- Chiswick School – 5 courts, hosts Feathers Badminton Club
- Shere Sports & Fitness Centre, 4 courts – unaware of badminton provision at this facility
- Bank of England Sports Centre, 6 courts – unaware of badminton provision at this facility

I would therefore suggest that there is still scope for an improved provision by engaging with the development particularly around junior provision in the area – a key part of our Discover Badminton strategy. As a result of this strategy we are seeing increased demand through the schools engagement work especially around Primary age children with our new Racket Pack programme. Hence there is a potential increase in demand on community facilities.

It is therefore an area that has potential for increased growth and we would be hopeful the new proposed facility could help cater for this.

Kind regards

Lee Ward  
Senior Relationship Manager, South  
[leeward@badmintonengland.co.uk](mailto:leeward@badmintonengland.co.uk)



**British Fencing**

**From:** Josef Thomas [<mailto:josef.thomas@britishfencing.com>]

**Sent:** 16 October 2017 14:20

**To:** Laura Froshaug <[laura@slc.uk.com](mailto:laura@slc.uk.com)>

**Subject:** Re: NGB Consultation: Sports Facility Developments at Rowley Lane, Barnet and Stag Brewery, Mortlake

Hi Laura,

Thanks for sending this through.

British Fencing would be happy to support any additional sports facilities that would be a suitable size for fencing pistes.

As mentioned on our call, unfortunately we do not have the resource for local level insight as we all have national roles so could not comment on the impact it would have in terms of participation.

The development is also just up the road from our Elite Training Centre which offers a wide range of fencing opportunities within the community and beyond.

Many thanks,

Josef

**Josef Thomas | Development Officer - Clubs and Regions (England)**

British Fencing, 1 Baron's Gate, 33-35 Rothschild Road, London W4 5HT

M: +44 (0) 7736 451654 T: 020 8742 3032

[www.britishfencing.com](http://www.britishfencing.com) | Twitter: [@Explorefencing](https://twitter.com/Explorefencing)



**British Gymnastics**

Hi Anna,

Thanks for the recent phone call about these projects. I can confirm that British Gymnastics still support the development of these projects as discussed and noted below.

Thanks,

**Neil Moulster**  
Facilities Manager



**Governing Body of the Year | BT Sport Industry Awards 2016 Winner**

T. 0345 1297129  
M. 07581064980  
W. [british-gymnastics.org](http://british-gymnastics.org)

Ford Hall, Lilleshall National Sports Centre, Newport, Shropshire, TF10 9NB  
Registered in England. Company Limited by Guarantee Registration No. 1630001 VAT No. 100166672

**From:** Anna Dalton [<mailto:anna@slc.uk.com>]

**Sent:** 07 August 2017 15:48

**To:** Neil Moulster <[neil.moulster@british-gymnastics.org](mailto:neil.moulster@british-gymnastics.org)>

**Subject:** Facility Developments - Rowley Lane, Barnet and Stag Brewery, Mortlake

Hi Neil

Thank you for taking the time to discuss the Maccabi Rowley Lane Sports Ground (Barnet) and Stag Brewery (Mortlake) developments this afternoon.

Please find attached the letter of support that Carina Brown sent us in relation to the Rowley Lane development proposals in October 2016. The letter recognises the need for additional sports hall provision in the area and identified a number of local club who could benefit from a new facility in the area.

If you are able to review the attached, and confirm by return that the content of the letter is still applicable, and the continued support of British Gymnastics for the development that would be much appreciated.

In relation to the Stag Brewery development in Mortlake, I understand that the primary concern for British Gymnastics from a facility perspective in London is identifying potential sites for dedicated gymnastics venues, but that additional sports hall provision would increase capacity, particularly for entry level gymnastics in the area.

Gymnastics is facing capacity issues across the country, and a school sports halls with community use agreements will be able to help address this capacity issue through provision of entry level gymnastics, which has limited specific facility or equipment requirements.

British Gymnastics is aware that the Richmond Gymnastics Association is looking for a site for a dedicated facility at the moment, but that this development may have the potential to serve as a satellite facility for this and other local clubs.

Please let me know if you have any questions or further information you can share with us, or if we have misunderstood any of the above.

If you are able to confirm that this is a fair representation of your position, and the in principle support of British Gymnastics for the developments as facilities which will provide increase capacity to meet demand for gymnastics in their local areas, that would be much appreciated.

Kind regards

Anna

**Anna Dalton**

**Senior Consultant**



M: 07730 565553 T: 01444 459927

[www.slc.uk.com](http://www.slc.uk.com)

[anna@slc.uk.com](mailto:anna@slc.uk.com)

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## **England Handball**

Great to speak to you earlier today.

I can confirm that your email below notes our support of the development in its current form for recreational handball, but would be of greater value if there was space for a court 20m in width.

We look forward to hearing further developments when appropriate

Kind regards

Stacey



Stacey Andrews

National Partnerships Manager | Mobile 07794498122 | E-mail  
[Stacey.andrews@englandhandball.com](mailto:Stacey.andrews@englandhandball.com)

The Halliwell Jones Stadium, Winwick Road, Warrington WA2 7NE

Website [www.Englandhandball.com](http://www.Englandhandball.com) | Twitter @englandhandball | Facebook  
<https://www.facebook.com/englandhandball>

**Get all your Handball equipment at the [EHA shop](#) and know the profits will be reinvested in the sport we love.**

**From:** Anna Dalton [mailto:[anna@slc.uk.com](mailto:anna@slc.uk.com)]

**Sent:** 22 August 2017 11:48

**To:** [stacey.andrews@englandhandball.com](mailto:stacey.andrews@englandhandball.com)

**Subject:** Stag Brewery Development - Mortlake, Richmond

Hi Stacey

Thank you for taking the time to discuss the proposed development of the Stag Brewery site in Mortlake, Richmond with me earlier.

As I understand it, there is a severe shortage of sports halls which can accommodate a court suitable for competitive handball in London. Although there are 15-20 competitive clubs in London, there are only 3 sports halls large enough to accommodate competitive matches, all of which are in East London.

The sports hall proposed as part of this development is not of a sufficient size to accommodate a handball court suitable for competitive matches at present, and as such would only be suitable for recreational handball and / or training.

As always in London, additional sport hall provision is welcome given the overall shortage of facilities, but from a handball perspective, this facility would be of significantly greater value if its width could be increased by c. 2m which would allow it to accommodate a competitive handball court of some description in an area where there is a severe lack of similar facilities.

If you are able to confirm by return that this is the case, and that England Handball would support additional sports hall provision in this area, although a facility with increased width would be of much greater value to you, that would be much appreciated.

Kind regards

Anna

**Anna Dalton**

**Senior Consultant**



M: 07730 565553 T: 01444 459927

[www.slc.uk.com](http://www.slc.uk.com)

[anna@slc.uk.com](mailto:anna@slc.uk.com)

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## England Netball

Our Ref: Mortlake – Richmond



Sophie Johnson  
1-12  
Old Park Road  
Hitchin  
Herts  
SG5 2JR

28<sup>th</sup> August 2017

Dear Anna

### PROPOSED NETBALL FACILITY DEVELOPMENT In Richmond

I am writing in support of your application to develop indoor netball courts at the Stag Brewery site in Mortlake. I can confirm that we have been involved with development of the project and are keen to ensure that the new facilities meet the requirements for community level netball activity.

England Netball has an ambition to achieve 10:1:1:

- |    |   |
|----|---|
| 10 | Grow participation in the game by an average of 10,000 participants per annum.                          |
| 1  | Deliver a 1st class member and participant service.   |
| 1  | Establish England Netball as the number 1 team in the world by winning the World Netball Championships. |

The new netball courts in Richmond will assist England Netball to achieve growth of netball in the local community. This we hope will ensure sustained use of the venue over the long term by local clubs, England Netball and potentially schools for the following netball programmes and activities:-

- Back to Netball
- Netball in the City
- Junior Clubs

England Netball fully supports the submission of this bid and is committed to ensuring that netball is developed at this new venue. Please let me know the outcome of the bid when it is known and contact me for further information if required.

Yours sincerely,

Sophie Johnson  
Netball Development Community Coach

ENGLAND NETBALL  
T: 07873407213  
Email address: [Sophie.johnson@englandnetball.co.uk](mailto:Sophie.johnson@englandnetball.co.uk)  
[www.Englandnetball.co.uk](http://www.Englandnetball.co.uk)

**London Volleyball Association**

Anna,

Yes this is a fair reflection of our discussion.

Charlie Orton  
020 7402 6279  
Chairman  
London Volleyball Association  
[www.londonvolleyball.org.uk](http://www.londonvolleyball.org.uk)

On 22/08/2017 14:44, Anna Dalton wrote:

Charlie

Thank you for taking the time today to discuss the proposed development at the Stag Brewery site in Mortlake, Richmond.

As discussed, there is insufficient sports hall provision in the area in general. There are two major volleyball clubs operating in the area, Richmond Volleyball Club and IBB Polonia. The proposed sports hall is of insufficient size to meet their requirements - IBB Polonia, for example, currently uses an 8 court hall in Brentford Fountain Leisure Centre and attracts c. 150-400 people to matches. The sports hall, however, would be sufficient to accommodate training or junior level volleyball.

If you are able to confirm that this is a fair reflection of what was discussed with regard to this development proposal by return that would be much appreciated.

Regards

Anna

**Anna Dalton**

**Senior Consultant**



M: 07730 565553 T: 01444 459927

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[anna@slc.uk.com](mailto:anna@slc.uk.com)

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Date:

*[Amend as appropriate]*

The [ ] School

[London Borough of Richmond Upon Thames ] Local Authority

*[Landowner if different from the above]* TBC

*[Local Education Partnership / Contractor]* TBC

[Any other relevant party e.g. *Partner Club*] TBC

Draft Agreement in relation to arrangements for  
community use of sports facilities at [ ] School

In connection with Planning Permission [reference]



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- 1.5 [The Landowner is the owner of the [ ] School and agrees to provision of community access to the Sports Facilities]. [Delete as appropriate]
- 1.6 [The [LOCAL EDUCATION PARTNERSHIP/Contractor] has been appointed by the School to manage and operate the Facility.] [Delete as appropriate]

## 2. Definitions and Interpretation

In this Agreement the following words or phrases have the corresponding meanings ascribed to them unless the context otherwise requires:

**Community Use** means use of the Sports Facilities by the local community including organised sports clubs, organisations and for casual use.

**Casual Use** means availability for any individual(s) or groups to book the Sports Facilities up to [insert number] days in advance for use on a pay-as-you-play basis, where space is available

**Development** means Stag Brewery Development incorporating a 3G Floodlit Football Pitch, MUGA, Sports Hall and Community use facilities for which Planning Permission has been granted

**Sports Facilities** means the sports facilities identified in Schedule 1 to this Agreement forming part of the School Premises

**Management Committee<sup>1</sup>** means the management committee as defined in clause [6.1] of this Agreement

**Parties** means the parties to this Agreement

**Planning Permission** means planning permission (reference [ ]) granted by the London Borough of Richmond Upon Thames on [ ]

---

<sup>1</sup> Delete definition if no Management Committee.

<b>Priority Groups</b>	means those groups identified by the Parties as being under represented for the particular activity engaged in
<b>Priority Sports Clubs</b>	means those sports clubs identified by the parties as having a historical interest and previous use of the site
<b>Review Committee</b>	means representatives of each of the Parties to this Agreement or their nominees
<b>School Core Times</b>	means 8am to 4pm Mondays to Fridays during term time as defined in Schedule 2 to this Agreement
<b>School Premises</b>	means the land and buildings comprising [ ] School

### 3. Aims

The Parties agree to pursue the following aims:

- Providing opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups;
- Operating in line with the national agenda for sport taking into account nationally adopted strategies;
- Generating positive attitudes in sport and physical activity by young people and reducing the drop out rate in sports participation with age;
- Increasing the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- Using the facilities to encourage the range, quality and number of school sports club links and to stimulate competition that is inclusive of young people and adults;
- To provide affordable access to the facilities and to be self financing in terms of community use;

- To provide a football development hub for the community and strong school / club links.

#### 4. Arrangements for Community Use

The School agrees to make the Sports Facilities available for Community Use in accordance with the provisions of Schedule 2 to this Agreement and may also be offered during School Core Times subject to separate agreement.

#### 5. Targets for Community Use

The School shall use reasonable endeavours to support the achievement of making a contribution to local participation targets for sporting and physical activity. The School shall work with London Borough of Richmond Upon Thames and London Sport to provide a range of opportunities and pathways for the community. These may include existing initiatives and will also include new and local activities.

#### 6. Marketing and Promotion

The School will be responsible for marketing and promoting the Sports Facilities in accordance with the agreed aims and targets. A marketing strategy will be prepared and implemented and reviewed on an annual basis.

#### 7. Management<sup>2</sup>

7.1 A Management Committee will be established within 3 months of the date of this Agreement to develop Community Use of the Sports Facilities in accordance with the terms of reference and constitution of Schedule 3 to this Agreement.

7.2 Membership shall include representative(s) (or their nominee) from each of the following:-

- (a) The School<sup>3</sup>
- (b) The Council
- (c) [*The Landowner if applicable*]

---

<sup>2</sup> Delete clauses 7.1-7.3 if a Management Committee is not required.

<sup>3</sup> To be the most appropriate person(s), such as Governor, Head Teacher, Head of PE.

(d) [*The Local Education Partnership/Contractor if applicable*]

(e) [*The Partner Club if applicable*]

7.3 Under these terms of reference, the Management Committee will, in accordance with this Agreement, seek to establish a practical policy framework for the management and operation of the Sports Facilities during agreed periods of Community Use. This framework should seek to enable:

- (a) a policy of affordable pricing to assist in the achievement of the aims of this Agreement. The policy will ensure that prices shall be no greater than similar local authority run facilities in the area;
- (b) the promotion and forward planning of development activities, at times which best suit the target groups;
- (c) equal opportunities of access;
- (d) an easy and accessible booking arrangement for Casual Use and block booking, this system to be reviewed on an annual basis;
- (e) an appropriate marketing strategy for the marketing of the Sports Facilities for Community Use.

7.4 The School will be responsible for the Sports Facilities and shall:-

- (a) resource, control and routinely ensure the maintenance of the Sports Facilities in a manner that will allow achievement of the agreed aims, and
- (b) make the Sports Facilities available on the occasions and times specified in Schedule 2;
- (c) ensure provision of heat, light and water and such other amenities as required for the Sports Facilities and their intended use;
- (d) ensure that the Sports Facilities comply with all legislation and guidance in force at the time of this Agreement relating to access for disabled users;
- (e) cover the cost of gas, fuel, oil, electricity, water, rates and taxes that may be attributable to the use of the Sports Facilities and recover this through hire charges and income from community use.

## **8. Financial Matters**

8.1 The School endeavours to ensure that the costs of operating Community Use at the Sports Facilities will be fully covered by income from such use and any surplus will be utilised to:

8.1.1 Agree to contribute to an agreed contingency or sinking fund for major maintenance, repairs and ultimately renewal of fixed life elements of the Sports Facilities.

8.1.2 Maintain a reasonable stock of sports equipment for use in connection with the Sports Facilities.

## **9. Monitoring and Review**

9.1 2 months prior to the date on which the Review Committee produces its annual report the School shall make available to the Review Committee details of all usage, bookings, maintenance and financial matters relating to the Community Use of the Sports Facilities to assist with the development and improvement of community access.

9.2 The Review Committee shall undertake an assessment of the adequacy of the implementation of this Agreement in relation to:

- hours of use of the Sports Facilities;
- pricing policy;
- compliance with targets and aims of this Agreement;
- marketing;
- financial performance of the Sports Facilities during the previous year; and
- maintenance.

9.3 The Review Committee shall prepare a report based on the above assessment and prepare recommendations as to how Community Use of the Sports Facilities can be further developed and improved.

9.4 The School shall implement all reasonable recommendations of the Review Committee as soon as reasonably practicable.

9.5 In the event any significant changes are required to this Agreement as a consequence of each or any annual review prior written approval of each of the Parties to this Agreement shall be required.

9.6 The School shall not materially reduce the level of community access to the Sports Facilities required by Condition / Obligation [*insert number*] of the Planning Permission without the prior written approval of the local planning authority following consultation with Sport England.

**10. Duration of Agreement**

This Agreement shall operate for so long as the School Facilities are provided in accordance with the Planning Permission. In the event the School should cease the Parties agree to make every effort to secure the continued operation of the Sports Facilities for Community Use.

**11. Authority**

The School warrants that it has the full right and authority to enter into this Agreement.

**12. No Variations**

This Agreement may only be varied in writing by a document executed by all the Parties hereto.

**13. No Agency**

Nothing in this Agreement shall be construed as creating a partnership, a joint venture, a contract of employment or a relationship of principal and agent between the parties hereto.

**14. Severability**

If any term condition or provision contained in this Agreement shall be held to be invalid unlawful or unenforceable to any extent such term condition or provision shall (save where it goes to the root of this Agreement) not affect the validity legality or enforceability of the remaining parts of this Agreement.



**15. Waiver**

No term or provision of this Agreement shall be considered as waived by any party to this Agreement unless a waiver is given in writing by that party.

**16. Non-Assignability**

This Agreement is personal to the parties and none of them shall assign sub-contract or otherwise deal with their rights or obligations without the prior written consent of the others.

**17. Governing Law and Jurisdiction**

This Agreement shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

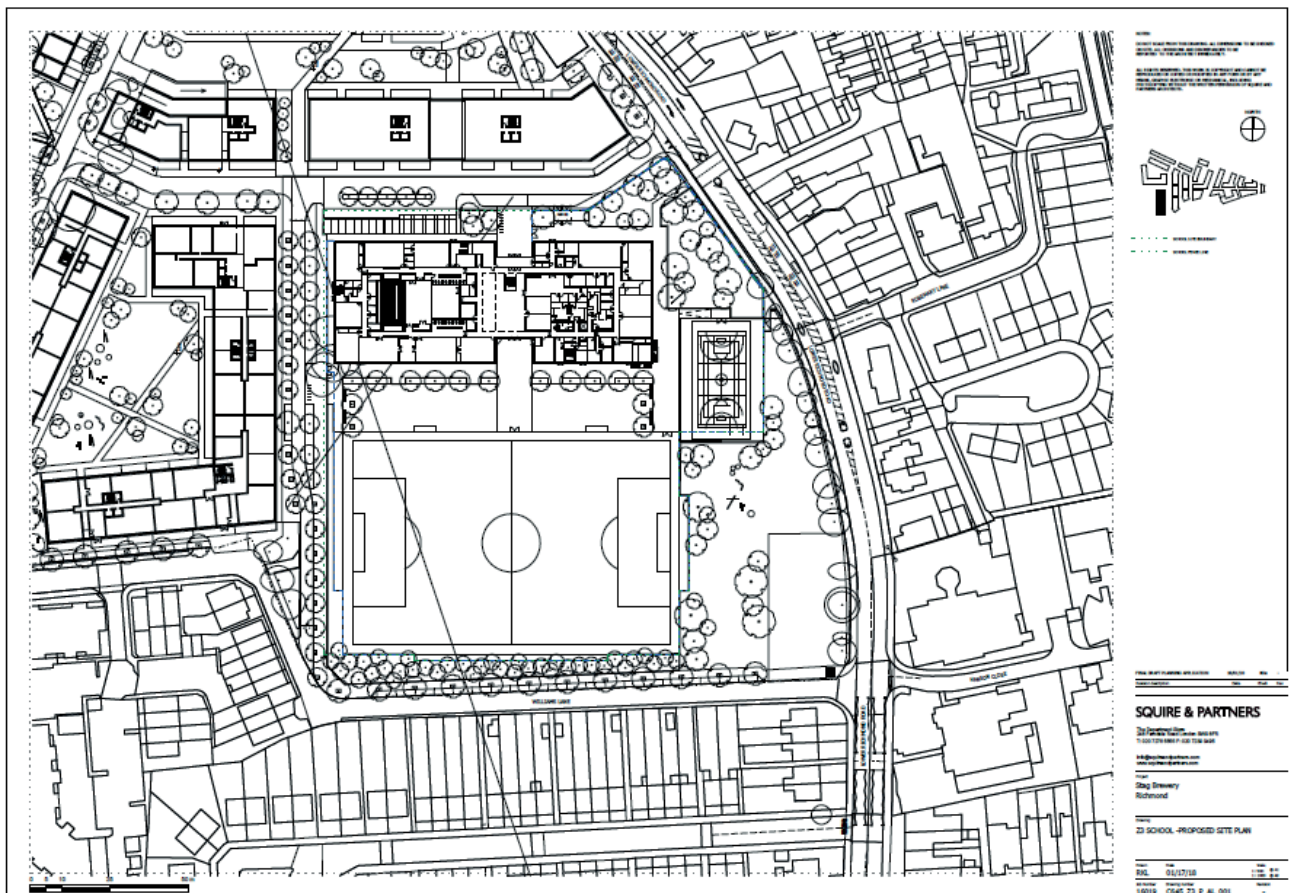
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## Schedule 1

1. The outdoor sports areas and facilities to be made available for Community Use shall comprise the following as shown on the attached plan(s):-

Artificial Grass Pitch (64m x 100m)

MUGA (18m x 37.5m)



The indoor sports areas and facilities (together with any ancillary facilities [*toilets, changing rooms etc*]) to be made available for Community Use shall comprise the following as shown on the attached plan(s):-

Sports Hall (34.5m x 20m)

Activity Hall (10m x 15m)

# Changing rooms



## Schedule 2

### Arrangements for Community Use

#### 1. Users

- 1.1 The Sports Facilities shall be made available for Community Use.
- 1.2 Any Partner Club will have preferential access to the facilities during community use hours. This will entitle them to secure their preferred sessions for hire prior to any other clubs before the commencement of each school year at the Partner Club rate. They will forego their right to preferential access in the event that their bookings are not made prior to *[insert date]*. They will still be entitled to the Partner Club rate for any bookings made that season.
- 1.3 The Management Committee will review the status of any Partner Clubs on an annual basis and may enter into a Partner Club arrangement with other local clubs for the use of other facilities available for community use.
- 1.4 The Management Committee may enter into a Partner Club arrangement with more than one club for the use of the same facility type, but in this event initial preference is given to the club with the longest-standing Partner Club status.

#### 2. Hours of Access

##### TERM-TIME

Community Use	Mon - Fri :	4pm - 10pm
	Sat :	9am – 10pm
	Sun :	9am – 10pm.

##### SCHOOL HOLIDAYS

Community Use	Mon - Fri :	9am – 10pm
	Sat :	9am – 10pm
	Sun :	9am – 10pm.

### 3. Pricing

- 3.1 A policy of affordable and sustainable pricing shall apply to maximise Community Use and in accordance with the aims of this Agreement. Initial suggested pricing has been included below.
- 3.2 Initial pricing will be subject to review and approval by the Management Committee and will be reviewed and set on an annual basis by the Management Committee thereafter.
- 3.3 The Management Committee will seek to maintain an affordable pricing policy which ensures the sustainability of the facilities.

#### **Partner Club Pricing (Peak/Off Peak) per hour:**

Whole Pitch Hire - £80.00 / £40.00  
Third Pitch Hire - £40.00 / £20.00  
Half Pitch Hire - £30.00 / £15.00  
Quarter Pitch Hire - £20.00 / £10.00

MUGA - £30 / £15

Sports hall - £45 / £23

Activity hall - £20 / £10

#### **Other Affiliated Club Hire (Peak/Off Peak) per hour:**

Whole Pitch Hire - £90.00 / £40.00  
Third Pitch Hire - £45.00 / £20.00  
Half Pitch Hire - £35.00 / £15.00  
Quarter Pitch Hire - £25.00 / £10.00

MUGA - £35 / £18

Sports Hall - £55 / £28

Activity hall - £25 / £13

#### **Commercial Hire (Peak/Off Peak) per hour:**

Whole Pitch Hire - £110.00 / £50.00  
Third Pitch Hire - £55.00 / £25.00  
Half Pitch Hire - £40.00 / £20.00  
Quarter Pitch Hire - £30.00 / £15.00

MUGA - £40 / £20

Sports hall - £66 / £33

Activity hall - £30 / £15

**4. Booking arrangements**

4.1 An easy and accessible advance booking arrangement for Casual Use and block bookings shall be established for hire of the Sports Facilities using a standard booking form.

4.2 The agreed booking arrangements shall operate as follows:-

*[Describe intended booking arrangements for the Sports Facilities. Management Committee to determine booking arrangements after the first management meeting]*

**5. Parking Arrangements**

5.1 The school has 15 car parking spaces which shall be available to park for community users on a first come first served basis with other users of the site.

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## Schedule 3

### Management Committee

#### Terms of Reference and Constitution

#### 1. Purpose

- (a) To monitor progress against agreed aims and targets: programming, usage and financial and to provide regular reports for the stakeholders of the school on those topics.
- (b) To decide on policy issues e.g. pricing, the framework of sports programmes and staffing.
- (c) To ensure effective partnership working between the organisations involved in school community use.
- (d) To determine strategies for future developments at the School and timetables for their implementation.

#### 2. Officers

The Chair shall have the following roles;

- Role of Chair:
  - To direct and control the meetings of the committee.
  - To cast a further vote if necessary to resolve any tied decision(s).
  - To represent the committee at other meetings and functions as necessary.

A Secretary will be elected by the full committee at the first meeting of each financial year (April to March) and will serve for one full year.

- Role of Secretary:
  - To compile and maintain minutes of all meetings.
  - To compile and issue agendas for meetings in timely fashion.

- To take care of all communications to and from the committee.

### **3. Operation**

- (a) The full committee will convene at least twice per annum and four times per annum in the first year of operation. Additional meetings will be held as considered necessary by a simple majority of members.
- (b) The School will resolve day to day issues. Whilst the School has full authority for any decisions they must adhere to the policy framework established by the full committee.
- (c) Day to day operation will be the responsibility of the School.
- (d) Sub-groups/committees may be formed by the Management Committee if considered necessary or desirable.

### **4. Reporting**

- (a) Minutes of committee meetings will be maintained.
- (b) A formal annual short briefing report, as set out in paragraph 9 of this agreement, will be issued to cover policy, financial and sports development matters.
- (c) Other specific reports requested by other committee members when possible.



**IN WITNESS** whereof the hands of the parties or their duly authorised representatives the day and year first above written.

*[Amend as appropriate]*

Signed by .....

Duly authorised by the School

Signed by .....

Duly authorised by the Council

[Signed by .....

Duly authorised by the Landowner]

[Signed by .....

Duly authorised by the [Local Education Partnership/Contractor]]

[Signed by .....

Duly authorised by the [Partner Club] (TBC)

*[Insert execution clause for the School]*

*[Insert execution clause for the Council]*

*[Insert execution clause for the Landowner]*

*[Insert execution clause for the LOCAL EDUCATION PARTNERSHIP/Contractor]*

*[Insert execution clause for Partner Club]*

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