

PLANNING & ENVIRONMENT COMMITTEE MEETING

Thursday 2nd February 2012, 7.00PM

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

AGENDA ITEM 1 - Page 319

Reference: B/04065/11

Address: Barnet Curriculum Centre, Byng Road, Barnet, Herts, EN5 4NS

Since the report was prepared additional information has been submitted by the applicant in respect of Ecology and the comments received from the GLA regarding inclusive design.

With regard to Ecology, additional information has been provided advising that the trees identified for removal have been surveyed and concludes that:-

Of the trees surveyed, none was found to have potential to support roosting bats. The trees were all too immature to possess any feature such as those named above and therefore their potential has been deemed negligible and further surveys will not be required (unless their removal is delayed for more than one season).

It is considered that this satisfactorily addresses the concern raised by the London Wildlife Trust – Barnet Borough Group.

With regards to the matters surrounding inclusive design it is confirmed that, with the exception of the access to the roof of the proposed Environmental Centre, the concerns raised will be addressed at the detail design stage. Funding for the provision of a platform lift to achieve access to the roof would not be realistic, a constraint recognised by the GLA in their comments.

Amend condition 1 by adding the following:-

Email from agent dated 03/01/2012 enclosing additional comments from ELMAW Consulting re additional bat survey of trees identified for removal.

Response in respect of inclusive design from Project 5 Architecture LLP dated 20.12.2011

Amend Condition 25 by inserting “and additional information submitted 03/01/2012” after “Consulting”

Amend Condition 26 by inserting “and additional information submitted 03/01/2012” after “2011”

Amend Condition 30 by omitting “access to the roof of the proposed Environmental Centre”

AGENDA ITEM 2 – Page 1

Reference: H/00928/11

**Address: Barnet Copthall Stadium, Greenlands Lane, London,
NW4 1RL**

Report and Appendices

The second column on page 178 of the report (page 15 of Appendix 3) contains a minor typographical error. Where it reads 'greater detail in section 9 of this report' it should instead read 'greater detail in section 10 of this report'.

The photomontages in Appendix 12 (pages 313 to 318) of the report do not reflect the version of the proposals submitted, consulted upon, shown in the Environmental Statement and assessed in the committee report. The correct versions of these photomontages are those shown in Volume 2 of the Revised Environmental Statement (dated September 2011) and the Power Point presentation which will be given at the committee.

Neither of the above errata affects the assessment of the application or the conclusions reached in the committee report and its appendices.

Highways, Transport and Movement Analysis (Section 10.4 of the main report and Appendix 10)

Paragraph 10.4.5 contains a number of minor typographical errors and should read as follows (removed text struck through).

Distribution on the key roads connecting to the site was estimated and predicted that 30% of vehicles will arrive at the site from the north of Page Street, 40% from the South of Page Street and 30% via Greenlands Lane/A1. The departures are expected to be 35% north along Page Street, 35% south along Page Street and 30% via Greenlands Lane/A1.

Similarly paragraph 6.3 in Appendix 10 should read as follows (removed text struck through):-

The distribution on the key roads connecting to the site have been estimated and are set out in TA Figures 11.2 (arrivals) and Figure 11.3 (departures), reproduced below. It is predicted that 30% of vehicles will arrive at the site from the north of Page Street, 40% from the South of Page Street and 30% via Greenlands Lane/A1. The departures will be 35% north along Page Street, 35% south along Page Street and 30% via Greenlands Lane/A1.

The following sentence should be added to the last paragraph of 10.4.7 on page 75 to clarify the diversion of coaches from Greenlands Lane to address concerns expressed by TfL. Again, it should be noted that this does not affect the analysis that has been carried out or the conclusions on transport matters:-

“However, following concerns expressed by TfL regarding the turn off the A1 at Greenlands Lane, the 20 coaches proposed to use this route will instead travel to Cophall via Holders Hill Road, Pursley Road and Page Street.”

None of the above errors and changes affects the analysis and assessment of the application or the conclusions reached in the committee report and its appendixes on transport matters.

Draft S106 Agreement

Since the publication of the committee report the first complete draft of the Section 106 agreement has been prepared by the Council’s solicitor and has been submitted to the Applicant and TfL for review. A copy of this was placed on the planning register on 1st February 2012. At the present time this document has not been “agreed” by the applicant. However, it is based on the heads of terms appended to the committee report relating to this matter.

Local Development Framework

Since the committee report was finalised the Council has initiated a consultation on ‘Further Proposed Changes’ to the Core Strategy and Development Management Policies Document. These consultations relate to changes it is proposed be made to these documents following matters which arose out of the Examination in Public hearings in December 2011.

It is not considered that the proposed changes to the Core Strategy or Development Management Policies Document would have any material impact on the assessment of this application carried out in the committee report and appendices.

Additional Responses

Since the committee report was finalised the following additional responses have been received in respect of the application.

Greater London Authority

The Greater London Authority has submitted a letter containing the following text:

“Thank you for the copy of the committee report regarding Cophall Stadium, which Barnet committee members are due to consider on 2 February 2012. Having now reviewed the report, I would like clarify the comment on page 14 of the report, which states the concerns and comments of the GLA and TfL have been *“properly addressed as far as reasonably practicable.”*

The GLA and TfL are still considering the submitted documents and have not provided any formal statements on the application since our letters dated the 1 November 2011 and 24 October 2011 respectively. Please inform the committee of this letter.”

Response

Presumably any further comments on this application will be addressed in the GLA Stage 2 report and the Mayor's decision at that stage.

Hendon United Sports Club

A further letter of objection has been received from Hendon United Sports Club stating that they consider that the matters raised in their original letter of objection have not been addressed in any way and providing further information. (This objection is attached to this Addendum). The letter raises the following issues:

- Jewish boys attend school on Sunday mornings so it would not be possible to arrange to play their matches on Sunday mornings (This was one of the management suggestions made by officers to accommodate the requirements of Hendon United Sports Club).
- If 16 matches a season have to be rearranged it will not be possible to continue and this will mean the end of organised Jewish sport in the Hendon area
- The potential incompatibility of small boys playing football whilst up to 10,000 rugby fans are travelling to and from Cophall stadium is stressed,
- Parents will have difficulty parking.
- Barnet Council has not advertised the application in the Jewish press and most of the local Jewish population are unaware of the proposals.
- The needs of the Jewish community have not been taken into account in bringing Saracens into this area where there is a high proportion of Jewish residents. The affect on Jewish sport will be disproportionate and significant.

Response

It is acknowledged that there will be some degree of disruption on Saracens home match days to the current arrangements for football on the pitches around the Cophall Stadium. It is proposed that these difficulties will be minimised as far as possible through the management mechanisms proposed in the S106 agreement. These are outlined on page 68 of the Committee Report and include the establishment of the Cophall Community Sports Group which Hendon United Sports Club could potentially be a member of.

With regard to the specific issues raised in the further representation attached to this Addendum:

- Officers consider that it will be possible to accommodate the Hendon United Sports Club matches on pitches in the more secluded parts of Cophall away from the main pedestrian flows if that is what is needed. (Please see the plan of pitches attached to the Addendum). Council records show that Hendon United Sports Clubs often use pitches 203, 214 and 212. It would be possible for officers to give priority for this

club to use pitches F205-F208. They would then be at least 90m away (the minimum length of a football pitch) from the two main routes for fans into the stadium.

- It should also be noted that in the current season Saracens plan to play 12 home matches at Vicarage Road between September and May. However Premiership Rugby games also take place on Saturday afternoons and it is expected that (should this application be approved) a proportion of Saracens home games at Copthall would be played on a Saturday and it is unlikely that the all Saracens home games would be played on a Sunday in the future – although this cannot be guaranteed at this stage.
- Limited parking for other users of Copthall will be available and will be controlled by stewards.
- It is not council policy to advertise applications in the Jewish press (or any other religious or minority ethnic press).
- Saracens Sports Foundation have provided the following response to the statement by Hendon United Sports Club that the needs of the Jewish sporting community have not been taken into account in developing these proposals for the Copthall Stadium:

“Data collected by the Saracens Sport Foundation does not break down individual ethnicity or faith. However, we have certainly engaged with the Jewish community in recent years.

We have worked specifically in five Jewish schools during the last 2 years, namely:

- *Hasmonean Girls School*
- *Mathilda Marks Kennedy*
- *Michael Sobell Sinai*
- *The Moriah Jewish Day School*
- *Menorah Foundation – NSPCC - 26*

This represents a total of around 160 participants, additionally we have had 3 Jewish schools attend tag rugby festivals alongside other faith and non-faith schools.

The Saracens Sport Foundation adopts an inclusive policy to all coaching and delivers specifically into individual faith schools, but also delivers to all non-denominational schools and community groups (whose pupils may be from many different faiths and backgrounds) whose participants are representative of the local area ensuring that we are inclusive of faith, ethnicity and gender.

In addition, if considered relevant...

- *We are planning to install a kosher kitchen in the new East stand*

- *We have already met with Jewish sports groups – Maccabi GB – to discuss future co-operation at Copthall.”*

Standard Letter of Objection D

Since the committee report was finalised 24 additional copies of Standard Letter of Objection D (copy in appendix 3) have been received. The matters raised in this letter are responded to in the committee report.

Any further copies of this letter received after this addendum has been published will be reported verbally to the committee.

Standard Letter of Objection A

Since the committee report was finalised 8 additional copies of Standard Letter of Objection A (copy in appendix 3) have been received. The matters raised in this letter are responded to in the committee report.

Any further copies of this letter received after this addendum has been published will be reported verbally to the committee.

Non-Standard letters of Objection

Since the committee report was finalised 1 additional non standard letter of objection has been received. The objections raised in this letter can be summarised as follows:

- Proposals are incompatible with the area.
- Access to the site is inadequate.
- Proposal would result in traffic and congestion on match days.
- Saracens should consider the Butterfly World site near St. Albans.

The Butterfly World site is in the Green Belt, currently in use and, as far as can be established, is not being promoted as a potential redevelopment opportunity. To ensure consistency the applicants have (at the Council's request) assessed the site based on the same criteria used to evaluate other potential alternative sites (Appendixes 10 and 11 of the Revised Planning Statement). The site scores 58.8 lower than a number of others and significantly lower than the 86.8 scored by the site at Copthall. Using the matrix approach a site in this area scores lower than Copthall on a number of matters including its ability to enhance existing uses already on the site or in its vicinity.

Officers accept the conclusions of this analysis and find that the site identified would not be able to offer the same level of benefits and very special circumstances (set out in section 10 of the committee report and in particular section 10.2.4) as the application site, particularly in terms of its ability to enhance an existing community facility and potentially other community, sporting and recreational facilities in the vicinity. As such the identification of

the site does not diminish in any way the green belt very special circumstances case put forward for the application in the committee report.

The other matters raised in this letter are responded to in the committee report.

Any further letters of objection received after this addendum has been published will be reported verbally to the committee.

Standard Letter of Support A

Since the committee report was finalised 2 additional copies of Standard Letter of Support A (copy in appendix 3) have been received. The matters raised in this letter are responded to in the committee report.

Any further copies of this letter received after this addendum has been published will be reported verbally to the committee.

Non-Standard letters of Support

Since the committee report was finalised 1 additional non standard letter of support has been received with signatures from representatives of a number of community organisations (Cophall School, Barnet and Southgate College, Pro-Active North London and Energise Barnet). The points raised in this letter can be summarised as follows:

- They offer the strongest support for and fully endorse Saracens proposals.
- The plans will provide a vibrant and much needed multi-sports and community venue that will deliver a long lasting legacy for the people of Barnet.
- The proposals and Saracens community development plans would provide a much broader range of sports and physical activity for a wide range of groups within the community including school children, people with disabilities, the over 50's and socially disadvantaged young people.
- Sport has the power to deliver broader social benefits.
- Saracens have a strong reputation over many years for their community work and their plans are developed in connection with partners (such as the signatories to the letter).
- The plans both meet some of the needs of the Barnet community but also fill significant gaps in provision.

Any further letters of support received after this addendum has been published will be reported verbally to the committee.

Public Questions

Since the formal deadline for the asking of 'public questions' passed the following 3 additional public questions have been received and are responded to as set out below.

1. "Can I please have clarity on what will happen to the Barnet Cophall stadium in the future if Saracens plans for the stadium do not proceed?"

Response

Planning Officers are not aware of any alternative plans for the Barnet Cophall Stadium if Saracens plans for the stadium do not proceed.

2. "Will Saracens plans actually lead to an increase or decrease in access to community sport at Barnet Cophall?"

Response

Officers conclude that the proposal is likely to lead to an overall increase in community use of sports facilities at Barnet Cophall. This is set out in greater detail in the committee report and appendices (in particular sections 6.15 and 10.3)

3. "What steps have Saracens or the Council taken to make clear to members of the public that coaches will travel along Holders Hill Road, Devonshire Road and Pursley Road, after Saracens gave assurances in earlier consultations that no coaches would enter these roads and when they themselves state that this should be made clear to the public? See addendum to the Transport Assessment, a 104 page document: at 7.13 it is stated that "Other than a short section of Page Street to the South of Champions Way there will be no coaches within any residential streets" However, in the Addendum to chapter 7 point 7 it states: "It is appropriate to be clear to local residents, at this stage, that this is a reasonably likely outcome" This is a reference to some 20 coaches that will come off the M1, continue along the A1 and go left into Holders Hill Road, left into Devonshire Road, onwards to Pursley road, left into Page Street then Champions Way."

Response

The original proposal was for the coaches to access the stadium via Greenlands Lane. However, TfL raised an objection to the use of the A1/Greenlands Lane junction by coaches for road safety reasons in early September, just after the Transport Assessment had been printed. Saracens included addendum notes to chapters 7 and 12 of the TA in the revised submission showing a modified approach. These addenda formed part of the material consulted on in September 2011 alongside the other revisions to the application made at that time and show that approximately 20 coaches will access and leave via this route. The modified coach route proposals are explained in paragraph 9.1.7 of the Transport Appendix in the committee report (Appendix 10, page 286).

Letter From Hendon United Sports Club

Dear Mr Waters

Your response to the planners to my letter of Objection to the Saracens planning request has been brought to my attention and has really shocked me.

None of the issues I raised have been addressed in any way at all.

Jewish boys attend school on a Sunday morning and as a result they only play football in the afternoon. If you knew anything about us or had taken the trouble to find out you would realise that.

The Strategies you mention do not in any way address the fact that it will not be safe (or even possible) for little boys to play football in the afternoons which is **THE ONLY TIME OF DAY WE CAN PLAY**, with 10,000 people milling about.

To suggest that their parents would be able to park to take them there just because the pitches we are allotted are a few feet further away across the same field is clearly nonsense.

Further, taking 16 weeks out of a 20 week season means that such a season will not be playable on our current pitches where we have played for 12 years.

That will be, I repeat, **the end of my club and to most organised Jewish sport in this area** (without even talking about the swimming pool).

As I said in my original letter, the needs of the Jewish community have not been taken into account in bringing this Saracens club from outside of the host community into the area and I consider that, in ending Jewish sport in the area, this seems unfortunate that one particular ethnic group should suffer disproportionately.

Most of the Jewish community who all live around this stadium are unaware of the plans. Have any attempts been made to advertise it in the Jewish press?

I would respectfully remind the committee that the Jewish population of Barnet is 14%, and of course far higher in this particular area around the stadium. Why has no attention been paid to the decimating effect this will have on Jewish sport?

Please can you assure me that this response to your mention of my club in your report will be shown to the committee?

I repeat that you have not addressed any of my concerns at all in your report to the committee.

Thank you

Yours sincerely

Hendon United Sports Club

Plan of the Pitches at Cophthall

