

Location **Bishop Douglass School Hamilton Road London N2 0SQ**

Reference: **20/4107/FUL** Received: 7th September 2020
Accepted: 7th September 2020

Ward: East Finchley Expiry 2nd November 2020

Case Officer: **Sinead Normoyle**

Applicant: Mrs Melanie Barker

Proposal: New Football Turf Pitch and floodlight installation with reconfiguration of existing tennis/netball courts and athletics track.

OFFICER'S RECOMMENDATION

Approve subject to s106

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

3. Travel Plan monitoring contribution £5,000

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Service Director for Planning and Building Control approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director for Planning and Building Control:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

PROPOSED DRAINAGE SCHEME - 20410-SR.DR-500-P1

106-14_PL-001. R5

106-14_PL-002. R5

106-14_PL-003. R3

106-14_PL-004. R4

106-14_PL-005. R0

106-14_PL-005. R2

106-14_PL-006. R0

106-14_PL-006. R2

106-14-PL-008 R1 Car park location

HLS04949

18270/T/02-02 - Topographic and Utility Survey

Design and access statement September 2020

Product datasheet - Siteco

Halliday Lighting Floodlighting Impact Study/ Overspill Readings date 01/06/2021 including:

CLX report, -HL504949 rev 1 - diagrams of proposed floodlighting, source intensity 3m above ground level, vertical spill at 2m above ground level, vertical spill at 4m above ground level,

- PPlan 12M RL with 2 and 3 floods

Preliminary UXO Risk Assessment

TQ. 2689NWA.1

Water Survey September 2019

Geosphere Environmental Survey 30/10/2019

Geosphere Phase 1 Desk Study and Preliminary Risk Assessment with appendices

Utility search Part 1

Utility search Part 5

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch, Multi-Use Games Area, playing field and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

- 4 The new playing field shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011) and shall be constructed and maintained to, at least, the same quality as the existing natural turf playing field. The new area of playing field hereby permitted shall be made available for use after the first growing season after first use of the Artificial Grass Pitch hereby permitted.

Reason: To ensure the quality of the playing field is satisfactory and they are available for use and to accord with Development Plan Policy.

- 5 The Multi-Use Games Area extension hereby permitted shall not be constructed other than in accordance with Sport England Technical Design Guidance Note Artificial Surfaces for Outdoor Sport.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

- 6 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection

shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012).

- 7
- a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.
 - b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

- 8
- a) Prior to occupation details of the improvements to biodiversity on site must be submitted and approved. Based on the findings and recommendations within the submitted preliminary ecological assessment, the improvements must enhance the existing habitats and reduce activities or features that would limit the increase in biodiversity on the site.
 - b) These interventions must complement any soft and hard landscape scheme being developed for the site. Including the use of bee friendly planting schemes, retention or addition of large diameter wood, use of species rich grass mixtures for example.

Reason: To promote biodiversity and opportunities for wildlife to thrive in accordance with local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012).

- 9
- A School Travel Plan (STP) that meets the requirements of the TFL booklet 'What a

School Travel Plan Should Contain' shall be submitted and approved by the Local Planning Authority at least 3 months prior to occupation. This should include the appointment of a School Travel Plan Champion. The Travel Plan shall be reviewed annually in accordance with the targets set out in the Travel Plan. The STP shall achieve at least Bronze level TfL STARS (Sustainable Travel; Active, Responsible, Safe) or equivalent, within the first year of the planning approval being implemented and for the lifespan of the STP.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012) and Policy DM17 of the Development Management Policies DPD (adopted September 2012).

- 10 a) Before the development hereby permitted is first occupied or the use first commences, a Traffic Management Plan to include signage and measures to reduce traffic congestion shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that traffic impacts on the surrounding highway network are managed in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012).

- 11 The maximum number of people on the site at any one time, outside school hours, in connection with the development hereby approved shall be 60.

Reason: To ensure that traffic impacts on the surrounding highway network are managed in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012).

- 12 The floodlighting hereby approved shall not be used after 9pm on Mondays to Fridays or after 6pm on Saturdays, Sundays and Bank and Public Holidays.

Reason: To safeguard the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD 2012.

- 13 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;

- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies SI 1, SI 7, D14 and T7 of the London Plan 2021.

14 Part 1

Before development commences other than for investigative work:

a) A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with

the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

d) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

- 15 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.
Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interest of good air quality in accordance with the London Plan.

RECOMMENDATION III:

RECOMMENDATION III

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 30/06/2022, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s):

The proposed development does not include a formal undertaking to meet the costs of monitoring the Travel Plan. The proposal would therefore not address the impacts of the development, contrary to Policy CS15 and DM17 of the Local Plan Core Strategy (adopted September 2012), and the Planning Obligations SPD (adopted April 2013).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications>. For artificial grass pitches it is recommended that you seek guidance from the Football Association/Football Foundation on pitch construction when determining the community use hours the artificial pitch can accommodate.
- 3 It is recommended that a specification of works and programme for implementation is developed by a specialist sports turf consultant. The applicant should be aiming to ensure that the new/replacement playing field is fit for its intended purpose and should have regard to Sport Englands technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.
- 4 Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to

prevent accidental release of pest and diseases and must follow the guidelines below.

"An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine."

- 5 In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:
- 1) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
 - 2) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
 - 3) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
 - 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
 - 5) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
 - 6) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.
- Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.
- 6 The submitted Construction Method Statement shall include as a minimum details of:
- o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
 - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
 - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
 - o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
 - o For major developments only: confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

The statement shall have regard to the most relevant and up to date guidance including: Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014.

OFFICER'S ASSESSMENT

1. Site Description

Bishop Douglass is a non-selective, Catholic school which admits girls and boys aged between 11 and 18.

The school is bound by residential areas to the North, West and South and the northern line tracks to the East. The school is located in East Finchley approx. a 20 minute walk from the tube station. It converted to Academy status in September 2016, at which time it also became part of the Cardinal Hume Academy Trust.

The property is not listed and does not lie within a conservation area.

2. Site History

Reference: F/00934/11

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved subject to conditions

Decision Date: 27 April 2011

Description: Erection of PVC coated chainlink fencing.

Reference: C01474AR/02

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Withdrawn

Decision Date: 27 May 2003

Description: New school sports hall incorporating ancillary facilities, provision of 50 car parking spaces. Floodlighting to existing hard play area (Phase 1). Two storey ancillary facilities including fitness suites, creche and youth centre for use by the school and the local community (Phase 2).

Reference: C01474AV/05

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved

Decision Date: 14 March 2005

Description: Submission of details of materials pursuant to condition 3 of planning permission C01474AT/03 dated 27/08/03.

Reference: C01474AS/03

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved subject to conditions

Decision Date: 27 August 2003

Description: Replacement of grassed area at entrance of school fronting Hamilton Road

with hardstanding to provide additional car-parking spaces.

Reference: C01474AQ/02

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved subject to conditions

Decision Date: 12 June 2002

Description: Single storey block to provide a 9 lab science block with preparation area and toilets. Formation of hardsurfaced play area.

Reference: C01474AU/05

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Application Received

Decision Date: No Decision Made.

Description: TBC

Reference: C01474AP/01

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved subject to conditions

Decision Date: 2 April 2001

Description: Construction of a single-storey classroom.

Reference: F/02296/09

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved subject to conditions

Decision Date: 5 August 2009

Description: Erection of a free-standing canopy to playground and additional canopy to be located on side of building. (Amended 20/07/09)

Reference: C01474AT/03

Address: Bishop Douglass School, Hamilton Road, London, N2 0SQ

Decision: Approved subject to conditions

Decision Date: 27 August 2003

Description: Erection of new school sports hall incorporating ancillary facilities together with associated changes to hard and soft landscaping. Provision of access track at side for service and maintenance vehicles.

3. Proposal

New Football Turf Pitch and floodlight installation with reconfiguration of existing tennis/netball courts and athletics track.

4. Public Consultation

Consultation letters were sent to 293 neighbouring properties.

84 responses were received:

82 letters of objection submitted.

The objections have been summarised below:

- Parking,
- Traffic,
- Added congestion,

- Pollution,
- Noise,
- Light pollution,
- Danger to pedestrians,
- Damage to parked cars,
- Inefficient use of space,
- School does not respond well to residents concerns,
- School has never made any effort to engage with their neighbours or address issues,
- There are already several schools that rent out sports facilities to the community- Archer Academy, Martin and Christ College, there is no requirement for more.
- 10pm noise and light would have an adverse impact on residential amenity.

2 letters of support submitted.

The letters have been summarised below:

- Meets the demand for new sessions,
- Useful community facility.

The application was reconsulted on the 03/08/2021 following receipt of amendments and further information

52 comments responses were received:

52 letters of objection submitted and summarised below:

- Poor communication from Barnet Council,
- No communication with local community, have not addressed previous concerns,
- The school has not held any consultation with locals,
- Traffic,
- Parking,
- Pollution from cars,
- Increase in light levels,
- Noise,
- Antisocial behaviour,
- Hours of operation,
- Not encouraging public transport usage

Sport England Comments -

"It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states: 'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- o all or any part of a playing field, or
- o land which has been used as a playing field and remains undeveloped, or
- o land allocated for use as a playing field unless, in the judgement of Sport England,

the development as a whole meets with one or more of five specific exceptions.

The Proposal and Impact on Playing Field

The application proposes a new 9v9 Artificial Grass Pitch (AGP) with sports lighting that would be available for community use. The AGP would be partly located on the natural turf playing field and a Multi-Use Games Area (MUGA).

Assessment against Sport England Policy

The Councils Playing Pitch Strategy (PPS) identifies a shortfall of AGPs within the borough to meet current and future needs however it does not identify that the application site should mitigate this shortfall as the steer is for the borough to have hub sites. It could be argued, therefore, that need for the proposed AGP in this location according to the PPS is not clear.

The Local Football Facility Plan, which was developed after the PPS and builds on the recommendations of the PPS, does however identify the proposed development as a priority project to meet small sided football needs. This is further supported by Football Foundation who are fully supportive of the proposal. As a result, it could be concluded that there is a small sided/informal football need for the facility.

The proposed AGP would be sited partly on the playing field and partly on an existing MUGA. The documentation submitted, however, indicates that the same amount of pitches and athletics track could still be marked on the natural turf playing field once the proposed AGP is in situ, partly due to natural playing field replacing the part of the MUGA that would not be lost to the proposed AGP. It could be argued that the scheme would result in the natural playing field being a better shape to adapt to future sporting/pitch marking trends than the existing. This new area of natural playing field should be, at least, the same quality as the rest of the playing field therefore a sports agronomist must be engaged to ensure a specification of works can be developed to meet that standard.

To mitigate some of the MUGA loss the other MUGA at the site would be extended by a court. Although this would still result in a net loss of MUGA provision both the LTA and England Netball have confirmed that there are no community users of the site and therefore do not object to the scheme. This, however, is on the basis that the community can access the proposed extended MUGA and it is constructed in line with Sport England or their guidance. Sport England would encourage the applicant to consider refurbishing the entire remaining MUGA so that this provision is improved. Since there does not appear to be any community access to either of the existing MUGAs, that one of the MUGAs would be extended and there would be community use, in light of the other benefits the proposal brings these are considered sufficient to outweigh the loss of one MUGA at the site.

In terms of design, the proposed AGP appears to align with FA design principles and meet FIFA Quality Accreditation which is confirmed by the Football Foundation. The Football Foundation have also provided the following design advice that the applicant may wish to take into consideration: The pitch sizes as noted on drawing 106-14_PL-004.R1 meet the FA recommended sizes and it appears that there is a 3m safety run-off from the pitch lines to the perimeter fencing but the dimensions cannot be located. The 9v9 size pitch is 73mx46m, so should be 79mx52m to the fence which includes the 3m safety run-off. The fence heights at 4.5m around the perimeter and a mix of 1.2m and 2m in the spectator area are all compliant with The FA design principles along with the goal recess areas. It is

recommended that the main pitch white lines are permanent and the smaller pitches are painted on to ensure the integrity of the carpet is compromised the least.

They have also stated that they expect to see access to ancillary facilities and car parking at the site. Does this project provide a sufficient number? Access to changing rooms and kitchen would be welcome, but from a safeguarding perspective, access to WCs should be provided as a minimum.

Overall, the application proposes to lose a MUGA and some playing field land at the site but provide a new AGP, extended MUGA and some replacement playing field that would be available for community use. Having regard to the circumstances and on the basis that proposed works meet Sport England/Sport National Governing Body Guidance and the facilities have community use secured by a Community Use Agreement, Sport England considers that the proposed development would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of the above policy."

Highways comments: No objection subject to A School Travel Plan (STP).

Street lighting team: No objection, as the applicant has mitigated light spill and have provided vertical illuminance. Would suggest a curfew for switching all units off.

Environmental Health comments: No objection subject to conditions

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The new London Plan which sets out the Mayor's overarching strategic planning

framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan.

Relevant policies:

D4 - Good Design

D5 - Inclusive Design

T6.1 - Residential Car Parking

S5 - Sports and Recreation Facilities

G4 - Open Space

Barnet's Local Plan (2012)

Barnet's Draft Local Plan on 26th November 2021 was submitted to the Planning Inspectorate for independent examination which will be carried out on behalf of the Secretary of State for the Department of Levelling Up, Housing and Communities. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2021 (as amended).

The Regulation 22 Local Plan sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5,

Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM13, DM15, DM16, DM17.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Other relevant documents:

Barnet Playing Pitch Strategy

5.2 Main issues for consideration

The main issues for consideration in this case are:

- I. The principle of a New Football Turf Pitch and floodlight in this location
- II. The Impact on the appearance and character of the area
- III. The impact on the amenities of neighbouring occupiers
- IV. Parking and highways

5.3 Assessment of proposals

The principle of new football pitch in this location

The Borough has an attractive and high-quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings.

The NPPF emphasises the importance of social and recreational facilities, and states that Local Planning Authorities should "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs" (para 92).

The National Planning Policy Framework (NPPF) requires that planning authorities' Local Plans should meet objectively assessed need and positively seek to meet the development needs of an area. Specifically, planning policies for open spaces and sport and recreation should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The information gained from these assessments should be used to determine what open spaces, sports and recreation provision is required which, going forward, will provide evidence for the revision of Barnet's Local Plan in 2017.

Policy CS7 of the Barnet Core Strategy states that the Council will "meet increased demand for access to open space and opportunities for physical activity... securing improvements to open spaces including provision for children's play, sports facilities and better access arrangements".

The Council policy DM13 and DM15 seeks to protect community uses and open spaces.

The Council has adopted a Playing Pitch Strategy which assesses quality and quantity of all outdoor sporting facilities in the borough. The document emphasises the need for protection of and investment in playing pitches.

The existing part of the site that is being proposed for development, currently comprises of the following:

1. 6 existing tennis courts also marked out as 2 netball courts.
2. Existing playing field with athletics track marked out on the grass.

The proposed development comprises of the following:

1. Construction of a new 9 v 9 Football; Turf Pitch, to be fenced and floodlit (6 nr floodlights).
2. Resurfacing to make one new tennis court adjacent to the existing 3 nr existing tennis courts (SE location).
3. Remarking of the existing 3 nr tennis courts and the overlay marking for two netball courts.
4. Re-positioning of the athletics pitch marking on grass, including the rotation of the running track.

The principle of an outdoor pitch would reflect the existing use and there is no objection in this regard.

Impact of the Proposal on the Character and Appearance of the Area

The proposal will enhance the existing arrangement and provide improvements in overall quality, whilst meeting the demand for access to playing fields and opportunities for physical activity.

The proposal will feature twin wire mesh security fencing, in a colour green which would camouflage into the surrounding vegetation. Heights differ around the pitch, as illustrated on PCH drawing '106-14_PL-005.R0_Elevations-Sections. The new fencing is considered to be appropriate in the context of the site and its purposes. This type of fencing is typical to football clubs in the borough. The fencing, when considered with this appropriate sporting use, is not considered to adversely impact the character of the surrounding area. The proposed fencing retains a balance between security needs and visual amenity.

The proposal includes 6 x flood lights 12m in height. The proposed lighting columns are to support lights to illuminate a pitch used for outdoor sport and recreation, it is considered that the columns respect the development and are ancillary to the permitted sporting activity.

Overall, the proposed fencing and floodlighting is to enhance the facilities of an existing sports area which is a use defined as appropriate within the subject site without compromising character or appearance of the area.

The impact on the amenities of neighbouring occupiers

The proposed all weather pitch would be floodlit by 8 x 12m masts. The pitch will be enclosed by fencing.

The applicant has submitted a lighting report which indicates the spillage of light resulting from the development is acceptable. The site is in a suburban area with low district brightness. In order to restrict pollution to neighbouring residential occupiers, the light heads will be flat glass and angled downwards to prevent light pollution. The proposed angle will minimise sky glow from the reflected light.

The closest residential properties to the proposed floodlit pitch are in St. Mary's Green to the south west these properties are some 28m away and screened from the site by existing trees and hedges. Properties in Briar Close to the north west are some 100m away from the pitch.

The light spillage plan illustrates that neighbouring properties will not be affected by direct light spillage. Whilst there may be an element of sky glow, it is considered to be acceptable subject to the hours of use being restricted by the suggested condition. Given the distance between the proposed lights and the houses and the calculated light spill outside the pitch area, the illumination proposed is not considered detrimental to the enjoyment of dwellings adjacent and thus residential amenity of neighbouring occupiers.

After discussions with the applicant, it was agreed to reduce the hours of use Monday to Friday to 9pm rather than 10pm, Saturdays/ Sundays/ Bank holidays - to 6pm. In view of the distance of the proposed floodlit pitch from neighbouring residents it is considered that the proposed hours of use are acceptable.

The applicant has advised that this element of the proposal is considered crucial for the scheme to be feasible and for the site to be usable.

Overall, the proposed floodlighting is to enhance the facilities of an existing sports area which is a use defined as appropriate within the subject site without compromising residential amenity.

New fencing is proposed - twin wire mesh security fencing, in a colour green around the perimeter, the heights differ around the pitch. The new fencing is considered to be appropriate in the context of the site. It ensures an acceptable appearance is retained and a balance achieved between security needs and visual amenity. No impact on the residential amenity of neighbouring residents is envisaged.

Neighbouring properties have voiced their concern regarding noise and disturbance the proposed football pitch will cause. It should be noted that the existing school site, has 6 existing tennis courts also marked out as netball courts and athletic track marked out on the grass, the pitch is currently rented out by private groups. It is a busy playing field and school.

It is acknowledged that there will be additional coming and goings from the site as a result of the football pitch, however it is not considered that the additional 30 people will detrimentally impact the neighbouring properties given the existing uses of the site.

/Landscaping

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of trees where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery.

Appropriate protection of TPO trees and those identified for retention will be expected in line with good practice during construction of a development.

Tree preservation order TRE/FI/26/G1 x 5 Lime, x 1 ash, x 4 horse chestnut, x 2 oak (located on adjoining land in far northwest corner of playing field). The submitted arboricultural information provides a reasonable assessment of the trees on site around the playing fields.

The proposed new sports pitch does not appear to require the removal of trees to facilitate the development. However, there is a need for detailed tree protection plan and arboricultural method statements to ensure retained trees are protected throughout the

development.

No landscape plan has been submitted. The proposal and associated lighting will have an impact in the local area and on residential properties. This impact can be reduced over time by planting of evergreen trees such as scots pine around the boundary. These trees will provide additional year-round visual barrier to the playing fields. A condition of consent has been added to this effect.

The preliminary ecological assessment has been submitted and the recommendations to improve biodiversity on the site must be implemented.

The tree officer has no objection subject to conditions.

Highways and parking

The highways officer comments as follows:

"The proposal does not include additional on-site parking. Currently parking for the playing fields takes place in the adjacent car parking, which also serves other users of the wider site. The parking will continue as existing in the adjacent car park.

The site is located in walking distance to public transport facilities.

The new pitches will replace an existing playing field. No parking facilities are provided, however, the proposal is acceptable on highways grounds as the existing permitted use could generate a similar or higher number of visitors to the site at one time.

The proposal is likely to see an increase in the use of the sports facilities on site by the community (public). This is likely to generate an increase in car trips but the site layout plan shows that there are 102 marked bays in the school park of which 39 spaces will be designated for users of the football pitches. The school has confirmed that additional spaces can be made available for users of the football pitches on event days if necessary.

The applicant has confirmed that there will be a maximum number of people including spectators of 30 increasing to 60 at changeover times. Highways would recommend a condition limiting the maximum number of people on site to 60. Taking this into account, Highways are of the view that there is ample cycle and car parking on site.

The applicant proposes to employ a marshall, install signage and traffic management measures to minimise any traffic congestion on surrounding roads. A condition requesting the submission of details of measures to reduce traffic congestion on surrounding roads is therefore recommended.

A travel plan statement including incentives to encourage visitors to travel by sustainable modes is also requested by way of a condition. The construction of the pitches is unlikely to cause significant disruption to surrounding residential properties.

Highways would raise no objection to the proposal subject to conditions."

Flood Risk

A flood risk assessment has been submitted by the applicant. The site lies within Flood Zone 1, at lowest risk of flooding. Given the nature of the development, no adverse impacts are likely.

5.4 Response to Public Consultation

The majority of objections including use, character and appearance, parking, traffic, added congestion, pollution, noise, light pollution, have been assessed and dealt with within the report and through conditions.

- School does not respond well to residents' concerns, - This is not a material planning consideration.
- School has never made any effort to engage with their neighbours or address issues, - This is not a material planning consideration.
- There are already several schools that rent out sports facilities to the community- Archer Academy, Martin and Christ College, there is no requirement for more. - Sport England support this application and feel there is a requirement.
- 10pm noise and light would have an adverse impact on residential amenity. - The hours have been reduced from 10pm to 9pm Monday - Friday and 6pm Saturday and Sunday.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

The proposal is not considered to be harmful to the character and appearance of the subject property or detrimental to the residential amenity of its immediate neighbour. The application complies with the requirements of the Development Plan and is therefore recommended for approval.

