

**STRATEGIC PLANNING COMMITTEE – 19<sup>th</sup> July 2023**  
**ADDENDUM TO OFFICERS REPORT**

**Item No:** 6

**Reference:** 23/1082/FUL

**Address:** Barnet Elizabethans Rugby Football Club; Byng Road; Barnet; EN5 4NP

**Pages:** 7-41

Change to the Officer Recommendation

Since the publication of the committee report and following the receipt of additional information from the applicant, the following reason for refusal as set out in page 8, is now removed from the officers’ recommendation:

*“3. The proposed external lighting to the pitches, including twelve x no 15 metre high thorn lighting champion columns to provide sport pitch flood lights, would result in extensive light spill, to the detriment of the existing and continued presence of bat pollution on nearby trees and woodland, particularly during roosting reason contrary to the NPPS (2021); policies G6 of the London Plan; DM01 and DM18 of the Local Plan (2012) which seek to conserve and protect priority species and habitats”.*

On 18<sup>th</sup> July 2023, the applicant submitted a revised External Lighting Report (CPW, P04 18/07/2023) to the Local Planning Authority. The revised pre and post curfew lux spill plans, and supplementary Briefing Note *BERFC Clubhouse, Planning Application Reference 23/1082/FUL Supplementary Information and Clarifications on Lighting and Bats* (18/07/2023) contains the baseline lighting assessment compared to the proposed external. As a result of this additional information, subject to agreed conditions, the objection raised on ecology grounds is now removed.

The submitted documents demonstrate a significant reduction in light spill along the boundaries of the site (see submitted table below) vegetation to a minimum 8.4 lux (-45.8 Lux, -78%) and maximum of 16.4 (-73.6 lux). These reductions mean that the applicant has demonstrated that the proposed lighting scheme is unlikely to have a detrimental impact on the local bat population. In addition, the applicant has also provided assurance that all proposed LED lighting of 4000K will be substitute for 2700K which provides a warm, less intrusive lighting for bats.

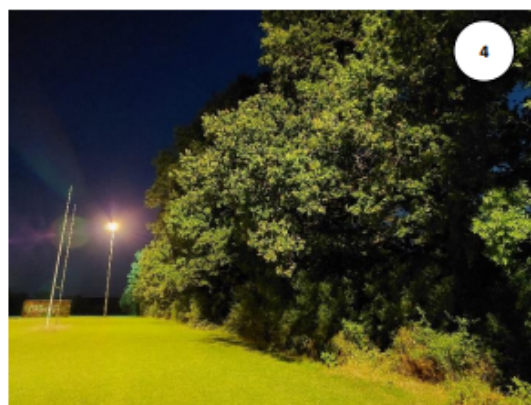
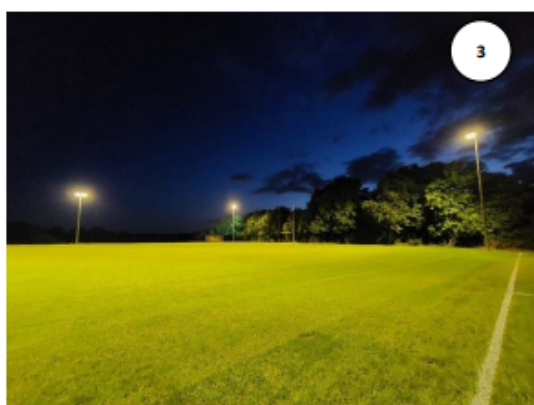
NORTHERN BOUNDARY	MINIMUM LIGHT SPILL	MAXIMUM LIGHT SPILL	COMMENT
Existing 15m high dual-facing unrestricted floodlights	54.2 Lux	90 Lux	4 lamps were not working at the time of survey. See light contour plan ref: (page 5 of CPW lighting report rev P04)
Proposed 15m high directional and shielded floodlights	8.4 Lux	16.4 Lux	See light contour plan ref: Proposed External Lighting Pre Curfew Revision P06
Betterment	-45.8 Lux	-73.6 Lux	

REAR OF THE CLUBHOUSE	MINIMUM LIGHT SPILL	MAXIMUM LIGHT SPILL	COMMENT
Existing	0 Lux	52 Lux	3 lamps were not working at the time of survey. See light contour plan ref: (page 5 of CPW lighting report rev P04)
Proposed	0.1 Lux	11.3 Lux	See light contour plan ref: Proposed External Lighting Post Curfew Revision P06

REAR OF THE CLUBHOUSE	MINIMUM LIGHT SPILL	MAXIMUM LIGHT SPILL	COMMENT
Betterment	+0.1 Lux	-40.7 Lux	

There remains a concern that relate to light spill penetrating the interior of the adjacent woodland and hedgerow at a low level (see below), however this could be effectively mitigated through the provision of a hedgerow around the perimeter of the field. The provision of a boundary hedge must be a condition of any approval granted to maximise the amount of shading that can be created for these sensitive ecological areas.

To ensure all these mitigations have been effective the LPA would seek to secure appropriate post development bat activity monitoring to determine the effect of the final external lighting post development to be compared to the baseline the findings of which will inform any modification to the lighting mitigation measures as appropriate.



Light spill to northern tree line from floodlighting to pitch 1



Existing lux level on site during night-time survey carried out by CPW at 22:30 on 12th July 2023.

Additional comments from LBB Arboricultural Officer

The comments below further support reason for refusal no 2 as set out in page 8 of the published Strategic Planning Committee agenda.

Reason for refusal no 2

*“The proposed development would have harmful impact on the health and setting of two x no trees, which form part of a row of 9 x no oak trees Protected by Tree Preservation Orders, and health of 2 x no of these trees located at the northern edge of the playing fields of Christ Church CE Primary School & Nursery (as shown as Tree no's T1 & T8 on drawing no number 002 Rev C - in appendix within the Arboricultural Impact Assessment), contrary to Chapter 15 of the National Planning Policy Framework (2021); policies G2, G7 of the London Plan (2021) and policies DM01 and DM15 of the Local Plan which seeks to protect established trees which provides significant visual amenity and value to the Greenbelt”.*

The proposed club house is considerably larger than the existing and positioned within the tree root protection area of an important landscape scale oak tree (T8 category A). It is highly likely that tree roots are present below the existing foundations. Any new foundations would be of a higher specification and would effectively result in a loss of 50% of the trees' rooting area. The loss of such a large extent of the root system would have a catastrophic impact on the trees health and stability. The location of this building needs further consideration. Additionally, the need for space to construct the pavilion would further impact on the tree's branches and canopy significantly reducing its natural appearance. Post development there is also a high risk for felling or pruning to

prevent branches damaging the building and tree debris falling into gutters and causing other harm to the building.

Category A trees are acknowledged within the BS5837 Trees in relation to design demolition and construction as high value and a constraint to development. Clause 5.1.1 of the standard *states "The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean trees are only one factor requiring consideration, Certain trees are of such importance and sensitivity as to be major constraint on development or justify its substantial modification."*

T8 the oak tree is a tree of such importance that the design should have been modified to avoid any impact, this was recognised during the application phases and a tree preservation order was made to help ensure its future protection. Design modifications were requested to reduce the impact on the oak tree and give the size of the development area a modification could have been found that was acceptable.

All the trees on the boundary of the site provide an important back drop for the school located on the hill, they will screen soften their outlook on the Green Belt and wider countryside. Additional these trees provide a screen from views within the Green Belt towards developed land, helping to distance the town from the countryside.

Amend wording of Reason for Refusal no 1 (pg 7 of the Committee report) to read as follows:

1. The cumulative impact of the proposed scale of the Clubhouse; excessive car parking; excessive fencing; twelve x no 15-metre-high columns to provide external lighting; and the extent of additional hard surfacing onsite adds to the visual intrusion and encroachment to the Greenbelt, introducing an urbanised form of development in a semi-rural location, causing a substantial harm on the sense of openness; special and visual impact to the Greenbelt contrary to NPPF; policies GG2 & G2 of the London Plan (2021); policy CS7 of Barnet's Core Strategy (2012); DM15 of the Development Management Policies Document (2012) and paragraphs 131-151 of the National Planning Policy Framework (2021).