

APPENDIX A: DRAFT PLANNING CONDITIONS

IMPROVEMENT WORKS TO THE EXISTING CLITTERHOUSE PLAYING FIELDS WHICH WILL INCLUDE EARTHWORKS; PROVISION OF SPORTS AND PLAY FACILITIES, INFORMAL RECREATION AREAS, A PAVILION BUILDING (WITH CAFÉ, PUBLIC TOILETS AND SPORTS CHANGING ROOMS), AND MAINTENANCE AND STORAGE BUILDINGS; CAR AND CYCLE PARKING; PEDESTRIAN AND CYCLE PATHS; VEHICLE ACCESS; BOUNDARY TREATMENT; LIGHTING; LANDSCAPING AND STREET FURNITURE; AND THE CHANGE OF USE OF 75SQM OF FLOORSPACE WITHIN THE CLITTERHOUSE FARM BUILDINGS FOR THE PROVISION OF MAINTENANCE STAFF WELFARE FACILITIES (SUI GENERIS USE)

CLITTERHOUSE PLAYING FIELDS, CLAREMONT ROAD, LONDON

PLANNING APPLICATION REFERENCE: 22/5617/FUL

DRAFT CONDITIONS

COMMENCEMENT AND TIME LIMITS

1. The development hereby permitted 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.

APPROVED DRAWINGS

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

General Arrangements

BXS-PK005-INF000-L-GPB-DR-90-P001-XX Rev. P01	Site Location Plan
BXS-PK005-INF000-L-GPB-DR-90-P002-XX Rev. P02	General Arrangement – Existing Site Levels
BXS-PK005-INF000-L-GPB-DR-90-P003-XX Rev. P02	General Arrangement – Tree Removal Plan
BXS-PK005-INF000-L-GPB-DR-90-P001-XX Rev. P02	General Arrangement – Reference Plan
BXS-PK005-INF000-L-GPB-DR-90-P005-XX Rev P02	General Arrangement – Proposed Construction Phasing Plan

Levels and Drainage

BXS-PK005-INF000-L-GPB-DR-90-P020-XX Rev. P02	General Arrangement – Proposed Levels and Drainage
BXS-PK005-INF000-L-GPB-DR-90-P021-XX Rev. P02	General Arrangement Plan 1 – Proposed Levels and Drainage
BXS-PK005-INF000-L-GPB-DR-90-P022-XX Rev. P02	General Arrangement Plan 2 – Proposed Levels and Drainage
BXS-PK005-INF000-L-GPB-DR-90-P023-XX Rev. P02	General Arrangement Plan 3 – Proposed Levels and Drainage
BXS-PK005-INF000-L-GPB-DR-90-P024-XX Rev. P02	General Arrangement Plan 4 – Proposed Levels and Drainage
BXS-PK005-INF000-L-GPB-DR-90-P025-XX Rev. P02	General Arrangement Plan 5 – Proposed Levels and Drainage

Hard Landscape

BXS-PK005-INF000-L-GPB-DR-90-P030-XX Rev. P02	General Arrangement – Proposed Hard Landscape
BXS-PK005-INF000-L-GPB-DR-90-P031-XX Rev. P02	General Arrangement Plan 1 – Proposed Hard Landscape
BXS-PK005-INF000-L-GPB-DR-90-P032-XX Rev. P02	General Arrangement Plan 2 – Proposed Hard Landscape
BXS-PK005-INF000-L-GPB-DR-90-P033-XX Rev. P02	General Arrangement Plan 3 – Proposed Hard Landscape
BXS-PK005-INF000-L-GPB-DR-90-P034-XX Rev. P02	General Arrangement Plan 4 – Proposed Hard Landscape
BXS-PK005-INF000-L-GPB-DR-90-P035-XX Rev. P02	General Arrangement Plan 5 – Proposed Hard Landscape

Planting Plans

BXS-PK005-INF000-L-GPB-DR-90-P040-XX Rev. P02	General Arrangement – Proposed Planting
BXS-PK005-INF000-L-GPBDR-90-P041-XX Rev. P02	General Arrangement Plan 1 – Proposed Planting
BXS-PK005-INF000-L-GPB-DR-90-P042-XX Rev. P02	General Arrangement Plan 2 – Proposed Planting
BXS-PK005-INF000-L-GPB-DR-90-P043-XX Rev. P02	General Arrangement Plan 3 – Proposed Planting
BXS-PK005-INF000-L-GPBDR-90-P044-XX Rev. P02	General Arrangement Plan 4 – Proposed Planting

BXS-PK005-INF000-L-GPB-DR-90-P045-XX Rev. P02 General Arrangement Plan 5 – Proposed Planting

Tree Plans

BXS-PK005-INF000-L-GPB-DR-90-P050-XX Rev. P02 General Arrangement – Proposed Tree Planting

BXS-PK005-INF000-L-GPB-DR-90-P051-XX Rev. P02 General Arrangement Plan 1 – Proposed Tree Planting

BXS-PK005-INF000-L-GPB-DR-90-P052-XX Rev. P02 General Arrangement Plan 2 – Proposed Tree Planting

BXS-PK005-INF000-L-GPB-DR-90-P053-XX Rev. P02 General Arrangement Plan 3 – Proposed Tree Planting

BXS-PK005-INF000-L-GPB-DR-90-P054-XX Rev. P02 General Arrangement Plan 4 – Proposed Tree Planting

BXS-PK005-INF000-L-GPB-DR-90-P055-XX Rev. P02 General Arrangement Plan 5 – Proposed Tree Planting

Boundary Treatment, Furniture, Fencing and Signage

BXS-PK005-INF000-L-GPB-DR-90-P060-XX Rev. P02 General Arrangement – Proposed Boundary Treatments, Fencing, Furniture and Signage

BXS-PK005-INF000-L-GPB-DR-90-P061-XX Rev. P02 General Arrangement Plan 1 – Proposed Boundary Treatments, Fencing, Furniture and Signage

BXS-PK005-INF000-L-GPB-DR-90-P062-XX Rev. P02 General Arrangement Plan 2 – Proposed Boundary Treatments, Fencing, Furniture and Signage

BXS-PK005-INF000-L-GPB-DR-90-P063-XX Rev. P02 General Arrangement Plan 3 – Proposed Boundary Treatments, Fencing, Furniture and Signage

BXS-PK005-INF000-L-GPB-DR-90-P064-XX Rev. P02 General Arrangement Plan 4 – Proposed Boundary Treatments, Fencing, Furniture and Signage

BXS-PK005-INF000-L-GPB-DR-90-P065-XX Rev. P02 General Arrangement Plan 5 – Proposed Boundary Treatments, Fencing, Furniture and Signage

Lighting Plans

BXS-PK005-INF000-L-GPB-DR-90-P070-XX Rev. P02 General Arrangement – Proposed Lighting

BXS-PK005-INF000-L-GPB-DR-90-P071-XX Rev. P02 General Arrangement Plan 1 – Proposed Lighting

BXS-PK005-INF000-L-GPB-DR-90-P072-XX Rev. P02 General Arrangement Plan 2 – Proposed Lighting

BXS-PK005-INF000-L-GPB-DR-90-P073-XX Rev. P02	General Arrangement Plan 3– Proposed Lighting
BXS-PK005-INF000-L-GPB-DR-90-P074-XX Rev. P02	General Arrangement Plan 4 – Proposed Lighting
BXS-PK005-INF000-L-GPB-DR-90-P075-XX Rev. P02	General Arrangement Plan 5 – Proposed Lighting
Existing Fencing	
BXS-PK005-INF000-L-GPB-DR-90-P080-XX Rev. P02	General Arrangement – Existing Fencing Proposed for Retention, Removal or Enhancement
BXS-PK005-INF000-L-GPB-DR-90-P081-XX Rev. P02	General Arrangement – Existing Fencing Proposed for Retention, Removal or Enhancement
BXS-PK005-INF000-L-GPB-DR-90-P082-XX Rev. P02	General Arrangement – Existing Fencing Proposed for Retention, Removal or Enhancement
BXS-PK005-INF000-L-GPB-DR-90-P083-XX Rev. P02	General Arrangement – Existing Fencing Proposed for Retention, Removal or Enhancement
BXS-PK005-INF000-L-GPB-DR-90-P084-XX Rev. P02	General Arrangement – Existing Fencing Proposed for Retention, Removal or Enhancement
BXS-PK005-INF000-L-GPB-DR-90-P085-XX Rev. P02	General Arrangement – Existing Fencing Proposed for Retention, Removal or Enhancement
Existing Site Sections	
BXS-PK005-INF000-L-GPB-DR-90-P350-XX Rev. P01	Existing Site Sections – Sheet 1
BXS-PK005-INF000-L-GPB-DR-90-P351-XX Rev. P01	Existing Site Sections – Sheet 2
BXS-PK005-INF000-L-GPB-DR-90-P352-XX Rev. P01	Existing Site Sections – Sheet 3
Proposed Site Sections	
BXS-PK005-INF000-L-GPB-DR-90-P360-XX Rev. P02	Proposed Sections – Sheet 1
BXS-PK005-INF000-L-GPB-DR-90-P361-XX Rev. P02	Proposed Sections – Sheet 2
BXS-PK005-INF000-L-GPB-DR-90-P362-XX Rev. P02	Proposed Sections – Sheet 3

BXS-PK005-INF000-L-GPB-DR-90-P363-XX Rev. P02	Proposed Sections – Sheet 4
BXS-PK005-INF000-L-GPB-DR-90-P364-XX Rev. P02	Proposed Sections – Sheet 5
BXS-PK005-INF000-L-GPB-DR-90-P365-XX Rev. P01	Proposed Sections – Sheet 6
CPF Pavilion Plans	
BXS-PK005-INF000-A-DKD-DR-07-P100-GR	CPF Pavilion Site Plan
BXS-PK005-INF000-A-DKD-DR-07-P101-GR	CPF Pavilion Block Plan
BXS-PK005-INF000-A-DKD-DR-07-P102-GR	CPF Pavilion Roof Plan
BXS-PK005-INF000-A-DKD-DR-07-E103-GR	CPF Pavilion North and South Elevation
BXS-PK005-INF000-A-DKD-DR-07-E104-GR	CPF Pavilion East and West Elevation
BXS-PK005-INF000-A-DKD-DR-07-S105-GR	CPF Pavilion Long and Cross Section
BXS-PK005-INF000-A-DKD-DR-07-S106-GR	CPF Pavilion Site Cross Section
CPF Maintenance and Sports Storage Building Plans	
237-CPF-A-A2-XXX-01-101-P Rev. 01	Sports Storage Building Plan and Elevation
237-CPF-A-A1-PLN-01-102-P Rev. 01	CPF Maintenance Storage Facility Proposed Plan
237-CPF-A-A1-ELE-01-103-P Rev. 01	CPF Maintenance Storage Facility Proposed Elevations N&E
237-CPF-A-A1-ELE-01-104-P Rev. 01	CPF Maintenance Storage Facility Proposed Elevations S&W
237-CPF-A-A1-ELE-01-105-P Rev. 01	CPF Maintenance Staff Welfare Facilities (Sui Generis Use) Change of Use Plan

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).

PHASING

3. The development hereby permitted shall be delivered in accordance with the phased sequence illustrated on plan BXS-PK005-INF000-L-GPB-DR-90-P005-XX Rev P02 General Arrangement – Proposed Construction Phasing Plan. Any Part or Phase of any Part of the development shall be practically complete and substantially open for public use prior to the beginning of any subsequent Part or Phase of any Part of the development with the exception, where agreed with the Local Planning Authority, of specified areas of soft landscaping which requires time to establish prior to use.

Reason: To ensure the ongoing provision and access to public open space during the development and to control the impacts of the development in accordance with Policy G4 of the London Plan (2021), Policy CS7 of the Core Strategy DPD (2012), Policies DM01 and DM15 of the Development Management Policies DPD (2012), and saved Policy C3 of the Unitary Development Plan (2006) and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 (as amended).

CONSTRUCTION

4. Prior to the commencement of each Part or Phase of any Part of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Each CEMP shall include the following details:
 - (i) Details of the site preparation and construction works to be carried out within the relevant Part or Phase of any Part of the development,
 - (ii) Construction working hours,
 - (iii) Details of the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials including soils,
 - (iv) Site waste management measures,
 - (v) 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,
 - (vi) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works,
 - (vii) Air pollution control measures including management of vehicle emissions,
 - (viii) A suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material (including soils) so as to prevent it becoming airborne at any time and giving rise to nuisance,
 - (ix) Noise mitigation measures for all plant and machinery;
 - (x) Artificial light controls to prevent light spill from lighting associated with construction,
 - (xi) Management of earthworks, and
 - (xii) Details of a suitably qualified person responsible for ensuring biodiversity and ecological protection measures are adhered to.

The CEMP for each Part or Phase of any Part of the development approved pursuant to this Condition shall be implemented throughout construction of the relevant Part or Phase of any Part of the development.

Reason: To mitigate the impacts of the construction works on users of the development and parts of Clitterhouse Playing Fields that remain open for public use, nearby residential receptors, and ecologically sensitive receptors in accordance with Policies SI1, SI7 and D14 of the London Plan (2021), Policies DM01 and DM04 of the

Development Management Policies DPD (2012), and saved Policy C3 of the Unitary Development Plan (2006).

5. Prior to the commencement of each Part or Phase of any Part of the development hereby permitted, a Construction Logistics and Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Logistics and Transport Management Plan submitted shall include the following:
 - (i) Levels and type of construction traffic to be generated in the relevant Part or Phase of any Part of the development,
 - (ii) Details of the routing of construction vehicles to and from the site, hours of access, access and egress arrangements within the site, and site security procedures,
 - (iii) Details of contractors' compound and car parking arrangements,
 - (iv) Details of any interim car parking management arrangements for the duration of construction works, and
 - (v) Details of a community liaison contact for the duration of all works associated with the development.

The Construction Logistics and Transport Management Plan for each Part or Phase of any Part of the development approved pursuant to this Condition shall be implemented throughout construction of the relevant Part or Phase of any Part of the development.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies SI1, SI7, D14 and T7 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012), Policies DM04 and DM17 of the Development Management Policies DPD (2012), and the Sustainable Design and Construction SPD (October 2016).

6. 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/>.

Reason: In the interest of good air quality in accordance with Policy SI1 of the London Plan (2021) and Policy DM04 of the Barnet Local Plan Development Management Policies (2012).

7. Prior to the commencement of the development hereby permitted a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall cover all aspects waste management for both the construction and operational phases of the development. For the Pavilion building, the Site Waste Management Plan shall embed the commitment to use construction materials with the target of achieving 25% recycled content, for 90% of timber used to be sourced from sustainable sources, and to recycle 90% of

generated construction waste. The Site Waste Management Plan shall thereafter be implemented as approved throughout the duration of the development.

Reason: To ensure the appropriate management of construction and operational waste generated by the development in line with the Greater London Authority's Waste Hierarchy.

TRANSPORT, ACCESS AND PARKING

8. The Coach drop-off/pick-up layby on Claremont Road as illustrated on Plan No. BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev P02 shall be practically complete and available for public use prior to the first use of any all-weather artificial sports pitch.

Reason: In the interests of highway safety in accordance with Policy T7 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012) and Policy DM17 of the Development Management Policies DPD (2012).

9. The car park illustrated on Plan No. BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev P02 shall be practically complete and available for public use prior to the first use of any all-weather artificial sports pitch within the development hereby approved. Disabled parking spaces shall be clearly marked with a British Standard disabled symbol where appropriate and permanently retained for the use of disabled persons and their vehicles and for no other purpose and shall thereafter be kept available/maintained for such use for the duration of the development.

Reason: In the interests of highway safety in accordance with Policy T7 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012) and Policy DM17 of the Development Management Policies DPD (2012).

10. Prior to the commencement of works in respect of the car park illustrated on Plan No. BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev P02, full details of the electric vehicle charging points to be installed in the car park shall be submitted to and approved in writing by the Local Planning Authority. These details shall include provision for not less than 20% of the approved parking spaces to be provided with active electric vehicle charging facilities and 80% with passive electrical charging provision. The development shall be implemented in full accordance with the approved details prior to the first use of any all-weather artificial sports pitch within the development hereby approved.

Reason:

To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan.

11. Details of any park furniture comprising cycle stands, bins, picnic tables, benches, signage boards and bollards shall be submitted to and approved in writing by the Local Planning Authority prior to their installation within each Part or Phase of any Part of the development hereby permitted.

Reason: To achieve good design and safeguard the visual amenities of the park in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

12. The improvement works to be carried out to the Ridge Hill Underpass beneath the A41 Hendon Way shall be carried out and completed in accordance with the details to be first submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). Details of the improvement works shall include lighting, signage, removal of the bollard at the Western approach, re-painted railings and surface improvements. The improvement works approved pursuant to this Condition shall be implemented and practically completed in accordance with a programme to be agreed with the Local Planning Authority (in consultation with Transport for London).

Reason: To improve pedestrian and cycling access to the site, encourage active travel modes and to improve security of the public realm at this link across the A41 Hendon Way in accordance with Policies D8, T2 and T5 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012), Policies DM03 and DM17 of the Development Management Policies DPD (2012) and saved Policy C7 of the Unitary Development Plan (2006).

13. The development hereby permitted shall not commence other than for site preparation and groundworks until details of a scheme to enhance the existing pedestrian and cycle access off Purbeck Drive has been submitted to the Local Planning Authority. The scheme shall include improvements to existing hard and soft landscaping and such measures as relevant to provide appropriate security to the northern end of Purbeck Drive (north of its junction with Cotswold Gardens) adjacent to the existing southern entrance to Clitterhouse Playing Fields. The scheme shall not commence until approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and practically completed prior to the occupation or first use of Part 1 of the development.

Reason: To improve the security and safety of pedestrians and cyclists accessing the development from the existing entrance off Purbeck Drive in accordance with Policy D8 of the London Plan (2021), Policy CS12 of the Core Strategy DPD (2012) and Policy DM01 of the Development Management Policies DPD (2012).

14. Part 1 of the development hereby permitted shall not be occupied or brought into its first public use until the Pedestrian Crossing over Claremont Road to the north of the Site as consented by planning permission 18/6645/FUL dated 18th March 2019 (as amended) has been constructed in accordance with the approved plans and any necessary approval obtained pursuant to S278 of the Highways Act 1980 (as amended).

Reason: To ensure safe pedestrian access and cycling access to the development and enhance connectivity to the existing pedestrian and cycling network to promote active travel modes in accordance with Policies T1, T2 and T5 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012) and Policy DM17 of the Development Management Policies DPD (2012).

15. Prior to first use or occupation of Part 1 of the development hereby approved a Clitterhouse Playing Fields Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Clitterhouse Playing Fields Travel Plan shall include:

- Appropriate objectives and targets to promote active/sustainable modes of travel strongly promoted as part of a package of measures which aim to drive down car mode share;
- The provision of maps online showing routes (and indicating distances and times) to the most common destinations within Clitterhouse Playing Fields from relevant public transport facilities and shared public town centre car parts to be delivered in Brent Cross Town;
- Communications strategy to ensure that active and sustainable travel means are promoted to those making bookings, including affirming that no car parking is permitted on site or adjacent local roads; and
- Monitoring programme and surveys to identify how users are travelling to/from the site in the future and enable targeting of future measures and initiatives to respond to feedback received.

The approved Clitterhouse Playing Fields Travel Plan shall be updated pursuant to this Condition after the first year of opening of the first all-weather artificial sports pitch within the development hereby approved and shall be thereafter reviewed at year 3 and year 5 after opening of the first all-weather artificial sports pitch.

The Clitterhouse Playing Fields Travel Plan (and any update to it) shall be implemented as approved for each Part or Phase of any Part of the development hereby approved and thereafter for the duration of the development hereby permitted.

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

16. Prior to the first occupation or use of Part 2 or any phase thereof of the development hereby approved a Delivery and Servicing Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Delivery and Servicing Strategy shall:

- Demonstrate how goods and services can be delivered and waste removed safely and efficiently without compromising the safety of residents, visitors, and employees without causing an adverse impact on the local highway network;
- Include plans showing how relevant servicing and delivery vehicles will access the site and the routes they will take through the site to carry out relevant servicing and delivery tasks;
- Ensure that the deliveries take place in the designated area and that loading and unloading is occurring in a safe and efficient manner within the site;
- Avoid deliveries and servicing during peak hours where possible and reduce coinciding deliveries; and
- Demonstrate how servicing activity will have regard to the amenity of local residents and the environment.

The Delivery and Servicing Strategy shall thereafter be implemented as approved for the duration of the development.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with Policy DM17 of the Local Plan Development Management Policies DPD (2012) and Policy 6.3 of the London Plan (2016); and to ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Local Plan Development Management Policies DPD (2012).

17. A Car Parking Plan shall be submitted to the Local Planning Authority for approval within six months of commencing the development hereby permitted and Part 1 of the development hereby permitted shall not be occupied or brought into use until the Car Parking Plan has been approved in writing by the Local Planning Authority.

A review of the Car Parking Plan shall be submitted to the Local Planning Authority for approval within six months of commencing Part 2 (or any phase thereof) the development hereby permitted and Part 2 (or any phase thereof) of the development hereby permitted shall not be occupied or brought into use until a review of the Car Parking Plan has been approved in writing by the Local Planning Authority.

Car parking provision relating to each Part (or any phase thereof), including any temporary car parking shall be provided before that Part (or any phase thereof) is first occupied or brought into use in accordance with the approved Car Parking Plan.

The Car Parking Plan shall be a plan and shall, following a review of the quantum of town centre car parking provision required for each Part (or any phase thereof) of the development hereby permitted as set out in the 'Car Parking Management Strategy – BXC Southern Development' (Steer, September 2022) (approved pursuant to Condition 11.1 of the S73 Permission under LPA application reference 21/5711/CON), show:

- a) The number and proposed location of any permanent town centre car parking spaces required for users of the relevant Part (or any phase thereof);
- b) The number and location of any temporary car parking provision required for users of the relevant Part (or phase thereof) required to serve that Part (or phase thereof) in advance of the permanent parking identified in part (a) being completed and available for use;
- c) For Part 2 (Phase 2), following a review of the take up of the town centre car parking provision by users of Clitterhouse Playing Fields of earlier completed Parts (and phases thereof), where necessary, the number and location of any additional town centre car parking spaces to be provided prior to the first use of Part 2 (Phase 2).

Reason: In the interests of highway safety in accordance with Policy T7 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012) and Policy DM17 of the Development Management Policies DPD (2012).

18. The relevant cycle parking spaces within each Part or Phase of any Part of the development hereby permitted as illustrated on Plan No. BXS-PK005-INF000-L-GPB-DR-90-P060-XX Rev. P02 shall be practically completed and available for public use prior to the Part or relevant Phase being occupied or coming into use.

Reason: In the interests of promoting cycling as a mode of transport in accordance with Policy T5 of the London Plan (2021), Policy CS9 of the Core Strategy DPD (2012) and Policy DM17 of the Development Management Policies DPD (2012).

SAFETY AND SECURITY

19. Prior to the first occupation or public use of the first completed Part or Phase of any Part of the development hereby permitted, a Safety and Security Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Safety and Security Strategy shall include details of the Closed-Circuit Television (CCTV) installations to be provided throughout the Site and include cone drawings illustrating the coverage achieved by installed CCTV, how coverage interacts with lighting installations and landscaping, and details of the monitoring, recording and management of the CCTV system. The CCTV system shall thereafter be implemented and maintained in accordance with the details approved pursuant to this Condition throughout the lifetime of the development.

Reason: To maintain a safe and secure environment in accordance with Policy D11 of the London Plan (2021), Policies CS5 and CS12 of the Core Strategy DPD (2012), and Policy DM02 of the Development Management Policies DPD (2012).

20. The Pavilion Building to be delivered in Part 2 Phase 1 of the development hereby permitted shall be constructed with the inclusion of appropriate Secured by Design physical security measures, the details of which shall first be submitted to and approved in writing by the Local Planning Authority prior to the construction of the Pavilion building. The Secured by Design physical security measures approved pursuant to this Condition shall thereafter be implemented and maintained in a suitable condition throughout the lifetime of the development.

Reason: To maintain a safe and secure environment in accordance with Policy D11 of the London Plan (2021), Policies CS5 and CS12 of the Core Strategy DPD (2012), and Policy DM02 of the Development Management Policies DPD (2012).

21. Notwithstanding lighting details shown on plans BXS-PK005-INF000-L-GPB-DR-90-P070-XX otherwise hereby approved and prior to the installation of any lighting, a detailed external lighting scheme including final column heights, lighting column material and colour and luminaire fittings and fixtures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details.

Reason: To ensure the development does not cause harm to the amenities of adjoining occupiers to accord with Policy DM01 of the Local Plan and to mitigate the impact to species including bats in accordance with Policies CS7 and DM16.

MATERIALS

22. Prior to the construction of the Pavilion Building within the development hereby permitted, details of the materials, including samples where appropriate, to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with such details.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

23. Prior to the construction of the Maintenance Storage Facility within the development hereby permitted, details of the materials, including samples where appropriate, to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with such details.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

24. Prior to the construction of the Sports Storage Building within the development hereby permitted, details of the materials, including samples where appropriate, to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with such details.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

25. Prior to the construction of any hard landscaping within each Part or Phase of a Part of the development hereby permitted, details of the hard landscaping materials including samples where relevant for all paving, hard paved areas, fencing and other boundary treatments within the Part or Phase of a Part of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

26. Prior to the construction of each play facility illustrated as having an indicative layout on plan BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev P02 within the development hereby permitted, details of the play equipment and relevant play features to be installed shall be submitted to and approved in writing by the Local Planning Authority

and the development shall be implemented in accordance with such details as approved.

Reason: To achieve good design and safeguard the visual amenities of the building and surrounding area in accordance with Policy CS5 of the Barnet Local Plan Core Strategy DPD (2012) and saved Policies C2 and C3 of the Barnet Unitary Development Plan (2006).

27. Prior to the installation of any 3G all-weather artificial sports pitch within the development hereby permitted, details of the materials to be used in its construction, including any alternatives to the rubber crumb dressing in the case of the two 3G artificial pitches, shall be submitted to and approved in writing by the Local Planning Authority. The details approved pursuant to this Condition shall be implemented accordingly.

Reason: To enable alternative materials to rubber crumb to be considered should these become available in the future prior to construction of the all-weather artificial pitches.

HISTORIC ENVIRONMENT

28. No development shall take place within any Part or Phase of any Part of the development hereby permitted until an Archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority for that Part or Phase of any Part of the development. For land that is included within the WSI for that Part or Phase of any Part of the development, no demolition or development shall take place other than in accordance with the agreed WSI for that Part or Phase of any Part of the development, which shall include a statement of significance and research objectives, in addition to:

- (i) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works,
- (ii) Where appropriate, details of a programme for delivering related positive public benefits;
- (iii) An appropriate programme of engagement with members of the public on the process, findings and reporting of any archaeological investigation relevant to that Part or Phase of the development; and
- (iv) The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the Condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the approved WSI.

Reason: To ensure harm to heritage assets of archaeological significance are avoided or minimised and that any significant archaeological assets and landscapes are protected in accordance with Policy HC1 of the London Plan (2021), Policy CS5 of the Core Strategy DPD (2012), and Policy DM06 of the Development Management Policies DPD (2012).

ESTATE MANAGEMENT

29. Prior to first occupation of any Part or Phase of any Part of the development hereby permitted, an Estate Management Plan shall be submitted to and approved in writing by the Local Planning Authority setting out details of:
- (i) Establishment of an Estate Management Body for responsible for managing, cleansing, maintaining, repairing and/or renewing any area of public realm hereby permitted;
 - (ii) Management and maintenance of all hardstanding, play and sports equipment, boundary treatments and furniture;
 - (iii) Refuse collection;
 - (iv) Security regime; and
 - (v) Control of lighting across the site.

Reason: To ensure the successful management and ongoing maintenance and repair and upkeep of development is delivered to an appropriately high standard of safety and quality across the whole of the Development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Barnet Local Plan and saved Policies CGrick and C1 of Chapter 12 of The Council's UDP (2006), and Policy CS2 of The Council's Local Plan: Core Strategy DPD (2012).

NOISE

30. Prior to the construction of each all-weather artificial sports pitch within the development hereby permitted, details of the noise attenuation and mitigation measures to be installed for that all-weather artificial sports pitch along with a Noise Management Plan in relation to the use of the artificial pitches shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the type of noise mitigation measure(s) to be installed, the relevant technical specifications for each noise mitigation measure to be installed and the acoustic attenuating effect it achieves compared to the daytime and evening baseline noise levels reported in the 'Brent Cross Cricklewood Regeneration Scheme – Clitterhouse Playing Fields Supplemental Environmental Statement' (Arup, reference 277708-16 CPF, dated 17 April 2023). The Noise Management Plan shall set out reasonable mitigation measures to manage noise from the sporting use of the sports pitches. The approved noise mitigation measures shall thereafter be implemented in their entirety prior to the first use of the relevant all-weather artificial sports pitch and maintained in a suitable condition to ensure they continue to be effective for acoustic attenuation purposes for the lifetime of the development and the all weather sports pitches shall be managed in accordance with the approved Noise Management Plan.

Reason: To ensure that the development does not prejudice the amenities of occupiers of neighbouring properties or other of sensitive uses in accordance with Policies D13 and D14 of the London Plan (2021), Policy DM04 of the Development Management Policies DPD (2012), and the Council's Sustainable Design and Construction SPD (October 2016).

31. Prior to the commencement of construction of the Pavilion Building within the development hereby permitted a report shall be carried out by a competent acoustic consultant that assesses the likely noise impacts from the ventilation/extraction plant, and any mitigation measures necessary to reduce these noise impacts to acceptable levels and shall be submitted to and approved in writing by the Local Planning

Authority. The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. Any mitigation measures approved pursuant to this Condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the Pavilion Building and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenities of occupiers of neighbouring properties or other of sensitive uses in accordance with Policies D13 and D14 of the London Plan (2021), Policy DM04 of the Development Management Policies DPD (2012), and the Council's Sustainable Design and Construction SPD (October 2016).

32. Prior to the commencement of construction of the Maintenance Staff Welfare Facilities within the Clitterhouse Farm Buildings in connection with the development hereby permitted a report shall be carried out by a competent acoustic consultant that assesses the likely noise impacts from the ventilation/extraction plant, and any mitigation measures necessary to reduce these noise impacts to acceptable levels and shall be submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. Any mitigation measures approved pursuant to this Condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the Maintenance Staff Welfare Facilities and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenities of occupiers of neighbouring properties or other of sensitive uses in accordance with Policies D13 and D14 of the London Plan (2021), Policy DM04 of the Development Management Policies DPD (2012), and the Council's Sustainable Design and Construction SPD (October 2016).

33. The level of noise emitted from any plant and/or ventilation equipment installed within the Pavilion Building and Maintenance Staff Welfare Facilities within the Clitterhouse Farm Buildings (as illustrated at the locations on Plan No. BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev. P02) shall be limited to at least 5dB(A) below the background noise level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (banks, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background noise level from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the development does not prejudice the amenities of occupiers of neighbouring properties or other of sensitive uses in accordance with Policies D13 and D14 of the London Plan (2021), Policy DM04 of the Development Management Policies DPD (2012), and the Council's Sustainable Design and Construction SPD (October 2016).

34. No organised performances or public events shall be held in Clitterhouse Playing Fields as permitted by this permission unless and until an Events Management Plan has first been submitted to and agreed in writing by the Local Planning Authority which shall set out the arrangements for events to be held in Clitterhouse Playing Fields and shall include details of:

- a) The type of events anticipated including: the size and frequency throughout the year and the typical hours and days proposed;
- b) Whether they are a local event or have a wider advert/invite and the expected number of attendees;
- c) Set up and take down operations;
- d) Provision and management of any additional temporary facilities required (toilets, wayfinding, etc);
- e) Noise mitigation and management including whether there will be amplified music and potential engines or generators left idling;
- f) Any event specific mitigation or management measures;
- g) Management of servicing and deliveries;
- h) Parking demand analysis and mitigation measures;
- i) Parking arrangements including any temporary parking provision for types of events; and
- j) Active travel measures including how sustainable travel options will be promoted to people attending the event.

The approved development shall thereafter be operated in accordance with the approved Events Management Plan.

Reason: To ensure that the development does not prejudice the amenities of occupiers of neighbouring properties or other of sensitive uses in accordance with Policies D13 and D14 of the London Plan (2021), Policy DM04 of the Development Management Policies DPD (2012), and the Council's Sustainable Design and Construction SPD (April 2016).

ODOUR CONTROL

35. Prior to the installation of any kitchen facilities within the Pavilion Building of the development hereby permitted, details of any associated kitchen extraction units, including a scaled diagram(s), shall be submitted to and approved in writing by the Local Planning Authority. Details to be submitted shall be supported by an assessment of the kitchen extraction unit prepared by a suitably qualified consultant which assesses the likely impacts of odour and smoke on the neighbouring properties. This assessment shall specify the measures to be used to control and minimise odour and smoke to address the assessment's findings and should include some or all of the following: grease filters, carbon filters, odour neutralization and electrostatic precipitators (ESP). Any such equipment shall be installed using anti-vibration mounts.

The development shall be implemented in accordance with details approved pursuant to this Condition before first occupation or the use of the Pavilion Building and retained as such thereafter.

Reason: To ensure that the amenities of the neighbouring occupiers are not prejudiced odour and smoke in the immediate surroundings in accordance with Policy D13 of the London Plan (2021), Policy CS14 of the Core Strategy DPD (2012) and Policy DM01 of the Development Management Policies DPD (2012).

BIODIVERSITY

36. (A) Prior to the commencement of each Part or Phase of any Part of the development hereby permitted a Bat Activity Survey shall be undertaken in accordance with a survey methodology to be first submitted to and approved in writing by the Local Planning Authority and which shall adhere to best practice standards and guidance outlined within the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition – Guidance for Professionals' (Bat Conservation Trust, 2014) or any successor guidance applicable at the time.
- (B) On completion of each Bat Activity Survey, the assertions outlined in the 'Clitterhouse Playing Fields, NW2 1AP: Lighting Impact Assessment' (Designs for Lighting Ltd, Rev. P03, dated November 2022) and 'Clitterhouse Playing Fields, NW2 1AP: Lighting Impact Assessment – Addendum' (Designs for Lighting Ltd, Rev. P03, dated April 2023) shall be reviewed, corroborated and, where necessary, the lighting strategy amended accordingly to reflect the findings of the relevant Bat Activity Survey. Where the lighting strategy for the relevant Part or Phase of any Part of the development is to be amended, details of the revised lighting designs including the location and position of artificial lighting installations illustrated on a plan(s), the light fittings and fixtures to be used and their specifications, a plan illustrating lux levels relative to nearby sensitive receptors, and any additional mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any artificial lighting in the relevant Part or Phase of any Part of the development. The revised lighting strategy shall thereafter be implemented as approved pursuant to this Condition for the relevant Part or Phase of any Part of the development.

Reason: To ensure the development does adversely affect any protected species or cause the abandonment of bat roosts and secures biodiversity enhancements in accordance with Policy G6 of the London Plan (2021), Policy CS7 of the Core Strategy DPD (2012) and Policy DM16 of the Development Management Policies DPD (2012).

37. Prior to the commencement of any development within any Part or Phase of any Part of the development hereby permitted that falls within 100 metres of the confirmed bat roosts identified within the 'Bat Survey Report' (Arup, dated 16 November 2022), a detailed Bat Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Any Bat Mitigation Strategy submitted pursuant to this Condition shall accord with the principles set out in the 'Technical Note: Clitterhouse Playing Fields – Bat Mitigation Strategy Note' (Arup, Job number 277708, dated 23 March 2023). The detailed Bat Mitigation Strategy approved pursuant to this Condition for the relevant construction works in each Part or Phase of any Part of the development shall be implemented in its entirety for the duration construction works.

Reason: To ensure the development does adversely affect any protected species or cause the abandonment of bat roosts within the Site and secures biodiversity enhancements in accordance with Policy G6 of the London Plan (2021), Policy CS7 of the Core Strategy DPD (2012) and Policy DM16 of the Development Management Policies DPD (2012).

38. On completion of the development hereby permitted Post-development Bat Monitoring shall be undertaken annually for three years in accordance with methodology of bat activity surveys approved under Condition 36. The results of the Post-development Monitoring shall thereafter be submitted to the Local Planning Authority.

Reason: To ensure the development does adversely affect any protected species and secures biodiversity enhancements in accordance with Policy G6 of the London Plan (2021), Policy CS7 of the Core Strategy DPD (2012) and Policy DM16 of the Development Management Policies DPD (2012).

39. The removal of trees and shrubs shall not be undertaken during the active bird nesting season (inclusive of March to August). Where this is not feasible, any tree or shrub removal carried out during the bird nesting season shall be first subject to a bird nesting check by a suitably qualified person no less than 24 hours prior to clearance.

Reason: To ensure that protected species are appropriately safeguarded during the site preparation and construction phase of the development in accordance with Policy CS7 of the Core Strategy DPD (2012), Policy DM16 of the Development Management Policies DPD (2012) and Policy 7.19 of the London Plan (2016).

40. All soft landscaping for the development hereby permitted shall be carried out in accordance with the approved Planting Plans and Tree Plans defined in Condition 2 of this decision notice and Section 8 of the Landscape and Design Statement (prepared by Gustafson, Porter & Bowman, document reference BXS-PK005-INF000-L-GPB-RP-90-001-XX, Revision 1, dated April 2023) unless alternative soft landscaping details have been otherwise submitted to and approved in writing by the Local Planning Authority pursuant to this condition.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan (2016).

41. Prior to the first occupation of the development hereby permitted, a Landscape and Ecology Management Plan (LEMP) including long-term design objectives, proposed management responsibilities and draft maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of each subsequent Part (or Phase thereof), the LEMP will be reviewed and any updates submitted to the Local Planning Authority for approval pursuant to this condition. The LEMP shall include:

- i. Description and evaluation of features to be managed;
- ii. Details of the extent, type and provenance of new planting including species mix for proposed habitats;
- iii. Details of existing and any imported substrate, substrate provenance;
- iv. Details and location of façade integrated and tree mounted bat and bird boxes;
- v. Ecological trends and constraints on site that might influence management;
- vi. Aims and objectives of management, working in general accordance with BS42020:2013, to achieve the biodiversity value of the onsite habitat identified in the Biodiversity Gain Plan approved under Condition 44 of this permission;
- vii. Appropriate management options for achieving aims and objectives;
- viii. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period); and
- ix. Details of the body or organisation responsible for the implementation of the plan.

The LEMP shall also include details of a monitoring schedule over a 30 year period with reporting years to be agreed in writing by the Local Planning Authority. A monitoring report shall be provided to the Local Planning Authority for each monitoring year, such monitoring years to be agreed. The monitoring report shall provide appropriate information pursuant to clause (f) of this Condition and shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the fully functioning biodiversity objectives of the approved scheme. Each monitoring report shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved LEMP and thereafter retained for the required 30 year period of the plan.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with policy CS7, DM01 of the Barnet Local Plan and policy 7.21 of the London Plan, and in the interest of biodiversity and protected species in accordance with Policy DM16 of the Barnet Local Plan.

42. All new planting shall comply with best practice including the requirements specified in BS 3936 (1992) 'Specification of nursery stock: Part 1, Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for general landscape operations' or subsequent versions of such standards.

Any trees, plants or shrubs which, within a period of five years from the completion of each Part or Phase of any Part of the development hereby permitted, are removed or become seriously damaged or diseased or otherwise fail to thrive, shall be replaced in the next planting season with others of similar size and species unless and to the extent that any variation to the approved landscaping works is first approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and neighbouring occupiers in accordance with Policy CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan (2016).

43. The development hereby approved shall be implemented in accordance with Section 5 'Design Advice, Arboricultural Method Statement & Tree Protection Plan' within the submitted Tree survey, Arboricultural impact Assessment Arboricultural Method Statement & Tree Protection Plan In accordance with BS 5837:2012 by Haydens (dated 14 April 2023).

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) and Policy 7.21 of the London Plan 2016.

44. Prior to commencement of the development hereby permitted, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The

Biodiversity Gain Plan shall meet the requirements of Schedule 14, paragraph 14(2)(a) – (e) of the Environment Act 2021, and shall provide:

- (i) that the biodiversity value attributable to the development hereby permitted exceeds the pre-development biodiversity value of the onsite habitat by at least 10%; and
- (ii) that works to be carried out in the course of development to increase the biodiversity value of the onsite habitat (which shall include those set out in the Biodiversity Net Gain Assessment (Ove Arup and Partners Ltd, April 2023) and River Morphology Survey (RMS) (Arup Group), April 2023) are maintained for at least 30 years after the development is completed, such maintenance regime to be detailed within the LEMP required pursuant to Condition (41) of this permission;

Reason: To ensure that the approved development will achieve the required level of Biodiversity Net Gain over the statutory 30 year period in accordance with Schedule 14 of the Environment Act 2021.

45. Prior to commencing works on Clitterhouse Stream, a detailed Clitterhouse Stream restoration plan (including those proposals set out in the Biodiversity Net Gain Assessment (Ove Arup and Partners Ltd, April 2023) and River Morphology Survey (RMS) (Arup Group), April 2023) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in the interest of biodiversity and protected species in accordance with Policy DM16 of the Barnet Local Plan.

46. No development shall take place within any Part or Phase of the development hereby permitted unless and until a pre-construction survey has been carried out in respect of that Part or Phase to identify any areas that are affected by buried or surface invasive non-native plants including but not limited to Japanese Knotweed, Giant Hogweed and Himalayan Balsam. The survey should be accompanied by a method statement containing measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. In the event that the survey identifies the presence of such plants, or any other proscribed noxious weeds, details of the locations and methods for their removal or long-term management/eradication with methods of working and measures that will prevent its spread during any works operations, (such as gaining access, erection of security fencing, clearance and demolition, site investigation, earthworks, mowing, trimming and other vegetation management, or soil movement,) shall be submitted to and approved in writing by the Local Planning Authority before development begins. The development of any Part or Phase of any Part shall be implemented in accordance with the approved method statements.

Reason: To prevent the spread of non-native plants, and in particular Japanese knotweed and Giant hogweed, which are invasive species, in line with policy CS7 of Barnet Council's Core Strategy (adopted) 2012 and DM16 of Barnet Council's Development Management Policies (adopted) 2012; as well as Policies 7.19 and 7.21 of the London Plan (2016, with amendments) and the National Planning Policy Framework (2012).

DRAINAGE

47. Prior to the commencement of each Part or Phase of any Part of the development hereby permitted details of the surface water drainage infrastructure to be implemented in that Part or Phase of any Part shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. Such detail shall include appropriate analysis to demonstrate how the relevant surface water drainage infrastructure achieves or reduces the agreed discharge rates set out in the document titled: Drainage Strategy Report Buro Happold, April 2023). The surface water drainage infrastructure for the relevant Part or Phase of any Part shall thereafter be implemented as approved pursuant to this Condition.

Reason: To ensure that surface water runoff is managed effectively to mitigate flood risk and to ensure that SuDS are designed appropriately using industry best practice to be cost-effective to operate and maintain over the design life of the development in accordance with Policy CS13 of the Barnet Local Plan, Policies 5.13 and 5.14 of the London Plan, and changes to SuDS planning policy in force as of 6 April (including the Written Ministerial Statement of 18 December 2014, Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems) and best practice design guidance (such as the SuDS Manual, C753).

48. Prior to construction of the car park illustrated on plan no. BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev P02 details of petrol and oil interceptors shall be submitted to and approved in writing by the Local Planning Authority. The details shall thereafter be implemented as approved pursuant to this Condition.

Reason: To reduce the risk of pollution by petrol and oil spillage.

49. Prior to construction of the Maintenance Storage Facility illustrated on plan no. BXS-PK005-INF000-L-GPB-DR-90-P004-XX Rev P02 details of petrol and oil interceptors shall be submitted to and approved in writing by the Local Planning Authority. The details shall thereafter be implemented as approved pursuant to this Condition.

Reason: To reduce the risk of pollution by petrol and oil spillage.

CONTAMINATION

50. PART 1

Prior to the commencement of each Part or Phase of any Part of the development hereby permitted other than for investigative work:

- a) A desktop study (Preliminary Risk Assessment) shall be carried out for that Part or Phase 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

- a) Where remediation of contamination on the land with a Phase or Part of any Phase is required, completion of the remediation detailed in the method statement detailed in Part 1 of this Condition 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) and 5.21 of the London Plan 2016.

WELFARE FACILITIES

51. Details of the welfare facilities of no more than 75 square metres of floorspace within the area of existing Clitterhouse Farm Buildings illustrated on Plan No. 237-CPF-A-A1-PLN-01-105-P-R01 to deliver maintenance staff welfare facilities for Clitterhouse Playing Fields shall be submitted to and approved in writing by the LPA prior to beginning the construction of the associated maintenance facility within the development hereby permitted as shown on plan no. 237-CPF-A-A1-PLN-01-102-P-R01. The details to be submitted shall include plans of the location, detailed layout and design of the maintenance staff welfare facilities. The works necessary to effect that approved change of use shall be completed prior to the Practical Completion of Part 2 Phase 2 of the development hereby permitted.

Reason: To ensure that appropriate welfare facilities are provided for the maintenance staff at the required time.

COMMUNITY ACCESS

52. Prior to the first use or occupation of Part 1 of the development hereby permitted, a Sports Facilities: Public Accessibility and Affordability Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be based on the Draft Sports Facilities: Public Accessibility and Affordability Framework submitted with the application. The Sports Facilities: Public Accessibility and Affordability Plan shall set out the approach to providing discounted access, community access, school use and periods of free access to the sports facilities within the development hereby approved, facilities programming and sport and physical activity development to meet the needs of the local and wider population.

The approved Sports Facilities: Public Accessibility and Affordability Plan shall be updated pursuant to this Condition prior to the first use or occupation of Part 2 or any phase thereof.

The Sports Facilities: Public Accessibility and Affordability Plan (and any update to it) shall be implemented as approved for each Part or Phase of any Part of the development hereby approved and thereafter for the duration of the development hereby permitted.

Reason: To ensure appropriate public accessibility and affordability of access to sports facilities.

INFORMATIVES:

1. In accordance with paragraph 38 of the NPPF, the Local Planning Authority (LPA) has taken a positive, proactive and creative approach to development proposals, being focused on finding solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting planning applications. These are all available on the Council's website. A pre-application advice service is also offered, and the Applicant engaged with this prior to the submission of this application. 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.

Highways and Transport

2. A Section 278 Agreement under the Highways Act will be needed in respect of the works to install the pedestrian crossing over Claremont Road as part of the Claremont Road/Claremont Park Road (Part 1)/Claremont Avenue junction approved under planning permission 18/6645/FUL.
3. A Section 278 Agreement under the Highways Act will be needed in respect of works to public highway to upgrade or create a new vehicular access from Claremont Road and in respect of the creation of a coach drop-off/pick-up layby.
4. The applicant is advised that any public rights of way within the site may require diversion or stopping up to enable the implementation of this permission.
5. In respect of Condition 27 and in recognition that the two all-weather 3G pitches within Part 2 of the development which may be delivered several years after the grant of planning permission, the Local Planning Authority expect the Applicant to continue to work with industry partners to explore and promote the use of sustainable, environmentally friendly alternative materials to rubber crumb dressing for the construction and ongoing maintenance of the two all-weather 3G pitches, and to understand the long-term playing characteristics of the alternative materials. Provided the alternative materials are recognised by the relevant sporting bodies and approving organisations, the LPA expects these to be used in preference over rubber crumb.
6. In respect of Condition 4 of this permission the Construction Environmental Management Plan should be prepared having regard to the approved BXC Code of Construction Practice approved under application 18/2380/CON pursuant to Condition 8.1 of outline planning permission F/04687/13.
7. In respect of Condition 5 of this permission the Construction Logistics and Transport Management Plan should be prepared having regard to the approved BXC site-wide Construction Transport Management Plan approved under application 19/5701/CON pursuant to Condition 12.1A of outline planning permission F/04687/13.

Noise and Odour

8. In respect of Conditions 30 and 31 of this permission, the applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

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.

9. In respect of Condition 35 of this permission the applicant is advised to engage a qualified kitchen extraction consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory smoke and odour control. Please note that:
 - Flue(s) must be 1.5 m* above eaves or any open able windows in the vicinity (within 20 metres of the flue) if there are sensitive premises in the vicinity. The final discharge must be vertically upwards. There should be no hat or cowl on the top of the flue. If flues are to be attached to neighbouring noise/vibration sensitive premises they must incorporate anti-vibration mounts, flexible couplings and silencers. *If the flue is in a Conservation area then this height may be reduced to 1m above eaves.
 - The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA, January 2005); DEFRA Odour Guidance for Local Authorities (DEFRA, March 2010). 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.

Biosecurity

10. In accordance with the London Borough of Barnet's Tree Policy (October 2017), tree and shrub species selected for landscaping/replacement planting shall 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. To ensure the replacement trees meet bio-security standards they should be purchased from a DEFRA accredited supplier that can be found at www.planthealthy.org.uk.

Drainage and Thames Water

11. You are reminded of the requirement to apply for Ordinary Watercourse Consent under Section 23 of the Land Drainage Act 1991. For further advice please contact fwm@barnet.gov.uk or visit <https://www.barnet.gov.uk/environmental-problems/flood-and-water-management>

You are reminded of the requirement to obtain prior approval from Thames Water Developer Services in respect of any proposals to discharge to a public sewer. Should you require further information please refer to the Thames Water website at <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

12. As the developer is redeveloping a site, there may be public sewers crossing or close to the development. If the developer discovers a sewer, it's important that the developer minimizes the risk of damage. Thames Water will need to check that the developer's development doesn't limit repair or maintenance activities, or inhibit the services Thames Water provides in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Community Infrastructure Levy

13. This is a phased development for the purposes of the CIL Regulations (2010 as amended). The extent of the CIL phase will be defined on the phasing plan.