

APPENDIX D

SUMMARY OF PUBLIC REPRESENTATIONS RELATING TO 22/5617/FUL

Please note these tables provide a summary of the comments received throughout the two rounds of public consultation carried out by the LPA on this planning application (22/5617/FUL) and are not intended to be a full transcript of those comments. Where multiple comments address the same issue, make the same point or use the same text, these are generally not repeated. A short officer response is provided where warranted, however, these are not intended to be a comprehensive assessment of the issues and should be read in conjunction with the report presented to the Strategic Planning Committee where a full appraisal of material planning considerations and policy assessments relevant to the proposed development are set out.

Table 1: Summary of Public Representations For First Round Consultation (November 2022 – January 2023)

Number of Representations Received:	172
Number of Objections:	144
Other representation:	3
Number of Support Comments:	25

First Round Representations in Objection

Summary of Issue/Representations Received	Officer Response
Principle of Development	
<p>Clitterhouse playing fields is a beautiful open space which has been freely available to the local community for generations.</p> <p>The proposed plans will result in overdevelopment of the open space; only a small area being freely available for public access.</p> <p>Object to the proposal to build upon the natural green field. It is replacing green space with artificial turf and unwanted buildings.</p> <p>This is an area which is open and free, and as such is highly valuable to local people.</p> <p>Green spaces provide a much-needed source of recreation, relaxation and enjoyment for all members of the public as well as the local community.</p> <p>Taking away resources from local residents including children, exercisers, the local elderly population and the pet community.</p> <p>No benefit to the local residents at all.</p> <p>Inappropriate for a heavily populated area.</p> <p>Green open spaces such as the Clitterhouse Playing Fields are a valuable public resource that should be preserved from development.</p>	<p>See Section 8.1, 8.3 and 8.4 of the committee report.</p> <p>The principle of development and improvement works to Clitterhouse Playing Fields is established both within development plan policy and the S73 Permission as part of the comprehensive regeneration of BXC.</p> <p>The intention has always been to significantly enhance and upgrade Clitterhouse Playing Fields and enable it to become a community asset catering for all ages and groups and provide place for both new and existing residents for outdoor casual recreation, as well as sport.</p> <p>The improvement works to Clitterhouse Playing Fields to develop an extensive community park to provide formal sports pitches and facilities (including all weather synthetic pitches and pavilion/changing facilities), civic spaces, play areas and nature parks (including improvement to the Clitterhouse Stream environment) are items of critical infrastructure and are required to support the wider development of BXC. There is also an existing detailed planning permission for most of the playing fields that was granted in 2015. The 2015 plans include new sports pitches, a new pavilion building and changing rooms, a play area and use of part of the Clitterhouse Farm buildings to provide maintenance facilities. The Council's Playing Pitch Strategy also recognises that Clitterhouse Playing Fields has not been used for formal sport for over 10 years and will be redeveloped as part of the planning permission for the Brent Cross Cricklewood Development.</p>

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<p><u>Impact on existing users</u></p> <p>Needs of elderly and disabled and people who need a quiet space to recharge their mental health are excluded.</p> <p>There is nothing at all for anyone other than children and youngsters.</p> <p>The grass is used by hundreds of young people weekly, who will have nowhere to go.</p> <p>The space is perfectly adapted for football already, but also returns to usable green space for dog walkers, walkers, sun bathers, yoga, cricketers, and all other hosts of park users.</p> <p>Having open green space allows people to engage in activities other than football and provides respite.</p> <p>The proposal will not provide any improvement for the community that lives in its immediate vicinity or for the existing users of the field.</p> <p>The area is not 'underutilised' as the planning statement claims. The area is highly utilised and is used by large numbers of people, predominantly local residents.</p>	<p>See Sections 8.4, 8.6 and 8.10 of the committee report.</p> <p>The proposals will provide an increased and maximised range of facilities for recreation, play, leisure, exercise and sport for individual and group activities that will create new opportunities for children, young people and people of all ages to play and be active, promoting physical and mental health. The design of the park will also enhance the experience of people of all ages who use the fields as a place to relax, socialise or walk their dogs. See Section 5 of the committee report for a description of the proposals.</p>
<p><u>Privatisation of public land</u></p> <p>Barnet Council should not be handing over a public asset to a developer.</p> <p>Public land is being turned into private land.</p> <p>Park being commercialised.</p> <p>Object to public space being sold.</p> <p>This is a commercial sport development to generate profit trying to take over public free land from the people.</p> <p>Development favours profit over community.</p>	<p>See Section 8.18 of the committee report.</p> <p>Clitterhouse Playing Fields is and will remain a public open space owned by the Council. It is proposed that a governance structure will be established to undertake the management and maintenance of CPF and to ensure that it is managed in accordance with the strategic outcomes sought for sport and physical activity. A new organisation will be created with a board of directors which will oversee the strategic direction of the playing fields. A management organisation will be appointed by the board to coordinate the day-to-day management of facilities and activities across CPF. A community consultative forum will also be established which will comprise of representatives from the local community that are users of the playing fields (both sporting and non-sporting) and other key local partners. The community consultative forum will elect a representative to sit on the board of the new organisation such that the</p>

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<p>Development is designed to increase profits for the developers.</p> <p>The funding received will NOT go back to improving the local community as demonstrated by similar initiatives.</p> <p>The proposal is to change the park that benefits everyone into a profit-making area that will not benefit those living nearby and those who use the park regularly.</p>	<p>local community will be able to influence the management of Clitterhouse Playing Fields.</p> <p>The money generated from the paid-for facilities will be reinvested into the maintenance and management of the playing fields. This will ensure that the facilities can be maintained to a high standard, and will also cover maintenance costs, staffing, and CCTV coverage in all areas of the playing fields.</p>
Cost to pay to use facilities	
<p>The local area is so built up with flats and do not have a garden so this natural (and free to use) playing field is vital.</p> <p>The fields will no longer be free for the use of the local community, families and young people will not be able to afford to use the facilities.</p> <p>The need for the playing fields to stay as green as possible and a free area for families to use is needed more than ever.</p> <p>This community is in dire need of free locations where children and community groups can meet. We should be looking to provide more free, easy access green spaces.</p> <p>The enclosed football pitches will have a charge attached.</p> <p>Parkland should be free to access.</p> <p>Will become an excluding commercial development which goes against the use it was intended for as a recreation area for public use for posterity.</p> <p>Cramming 5 paid pitches into the park will squeeze out the community for a commercial sports venue.</p> <p>No green spaces left to play sports freely.</p> <p>Fencing off the sports pitches means that people will have to pay for access. Many families who now use the playing fields will not be able to afford it.</p>	<p>See Sections 8.4 and 8.18 of the committee report.</p> <p>Pay to use sports facilities can be found in playing fields and parks across Barnet and wider London. For example, the cricket, football and rugby pitches at Gladstone Park, the tennis courts at New Barnet Leisure Centre and Golders Hill Park, and bowls in Lyttelton Playing Fields.</p> <p>In terms of affordability, most of Clitterhouse Playing Fields and the proposed facilities will be free-to-use. This includes the open grassed areas, playgrounds, the outdoor gym, all-wheel park, bouldering area, boules court and picnic areas. The only paid-for facilities will be the football and hockey pitches, the Multi-Use Games Area (tennis/netball) and the mini-golf course. The cost of these will be in line with other paid-for facilities in Barnet. It is also worth noting that when football pitches were previously marked out by the Council at the Site, in order to book them by clubs or users a fee would have been paid.</p> <p>The Football Foundation aim is to transfer as much mini soccer provision (training and match play) to AGPs to provide better quality experiences. This is endorsed by most clubs too.</p> <p>The two proposed 3G pitches are suitable for a range of sports and with reference to football can accommodate the following types of pitch: 2 no. senior pitches; 4 no. youth 9v9 pitches; 4 no. 7v7 pitches; or 8 no. 5v5 pitches;</p>

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<p>A significant portion of the clubs who currently use the playing fields will have to move / cease their activity because some of the young players' parents will not be able to cover the increased costs.</p>	<p>A combination of the above could also be accommodated, thus providing even greater flexibility to provide a range of senior, junior and mini pitch game types.</p>
<p>Loss of green open space</p>	
<p>This is an amazing big green space which people rely on.</p> <p>This is a large green area that should be preserved for our community to be able to enjoy.</p> <p>Significant reduction of the park space will significantly reduce the quality of life of residents in the area.</p> <p>Five team sport courts/pitches and two MUGAs will cover most of the park.</p> <p>Caging in four 11-a-side sports pitches we will lose the feeling of open space.</p> <p>It's important this space works for everyone. The current plans exclude more people than they serve.</p> <p>The free green space left will be slivers between fenced/paved areas.</p>	<p>See Sections 8.5 and 8.6 of the committee report.</p> <p>Out of the total area of 18.08 hectares:</p> <ul style="list-style-type: none"> • 75% (13.61 hectares) of the playing fields will be free and accessible open space (for active and passive recreational activities such as yoga, kite flying, dog walking, ball games and picnics) as well as existing and improved wildlife habitats such as Clitterhouse Stream and boundary hedgerows; • 17% (3.58 hectares) of the space will include permanent sports courts and pitches; • 5.6% (1.01 hectares) of the space will be dedicated to play areas and challenger sports facilities, such as bouldering; • 0.9% (0.17 hectares) of the space covers the existing farm buildings and its internal courtyard; and • The remaining 1.1% (0.20 hectares) will be dedicated to new structures (including pavilion), maintenance yard areas and car parking which will support the use of Clitterhouse Playing Fields. <p>The proposed development will deliver a wide range of benefits. The proposed facilities are designed to provide for a wide range of age groups and people with different interests and abilities. The array of new sports and play facilities provide opportunities for both young people and adults to keep active and have fun while the sports pitches will provide year-round use of the sports facilities, ensuring playability regardless of the weather. The landscape design will provide new planting and habitats for wildlife while significant areas of the park will allow for relaxation and other uses as well as a new network of paths and routes that improve connectivity, safety and security for users. Whilst it is acknowledged that a proportion of the site will be fenced off to facilitate the sports pitches and use thereof, the overriding benefits of the scheme as a whole</p>

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<p><u>MOL</u></p> <p>Originally designated as Metropolitan Open Space, this park was intended for the enjoyment and well-being of the immediate neighbourhood.</p> <p>Park is Metropolitan open land and should not be built on.</p> <p>Valuable green space should not be lost to build a pavilion.</p> <p>Buildings on the park taking away valuable green space.</p> <p>Plans will breach a 1927 Deed of Agreement which dedicates the land in perpetuity for public use and recreation.</p>	<p>are considered to outweigh the quantum of space enclosed.</p> <p>See Section 8.6 of the committee report.</p> <p>The proposed uses and buildings are acceptable in principle in policy terms and are not considered to conflict with the purposes of including the Site in the MOL. Whilst the appearance and character of the Site would be changed by virtue of the proposed development compared to its current open and empty condition, including through the provision of extensive tree and landscape planting, Officers consider that the openness of the MOL will be preserved.</p> <p>The 1927 Deed It is stated that this Deed of Agreement dedicates the land forming Clitterhouse Playing Fields in perpetuity for public use and recreation; and that the means of enclosure to provide artificial sports pitches would be in breach of this Agreement.</p> <p>The proposed development would continue to result in the Site being available for public use and recreational purposes as suggested is specified in the 1927 Deed. The issue of whether the land is required to be appropriated is a matter related to the delivery of the development and, therefore, beyond the remit of the LPA's consideration of this Application. This does not prevent planning permission from being granted.</p>
Visual Impact	
<p>The visual aspect of the open space, its long vistas and its darkness at night, will be totally changed and destroyed by putting in cages, artificial grass and floodlights.</p> <p>Metal cages and buildings will ruin the only bit of open land in the area and be detrimental to those living adjacent to the park.</p> <p>Enclosed cage pitches would ruin the visual amenity and destroy the whole purpose of this public open space, which is to maintain a piece of countryside in miniature – a park of tranquility for all, rather than a sports facility for a few.</p> <p>The plan is to create a concrete landscape.</p>	<p>See Section 8.7 of the committee report.</p> <p>There is a clear policy basis for delivering enhancements to existing open spaces within London and Barnet in order to achieve social and wellbeing benefits for local communities as well as the more obvious biodiversity, landscape, and climate change benefits, subject to respecting existing natural landscapes. Cognisant of this policy support and taking into account the character of the Site and wider landscape character, it is considered that the proposed development would not result in any significant change to the Site's existing landform, with proposed topographical changes being relatively subtle; would not cause any detrimental effect on the wider landscape character or its setting; and, along with extensive soft landscaping, the proposed landscape</p>

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<p>The proposed development does not respect the scale and design of the current area and surrounding buildings.</p> <p>The 5m fencing bisects unique elevated views of sunsets and the trees of Hampstead Heath. The appearance and character offered by the fields as a natural open space will be very negatively impacted. Artists impressions of the fence are absent.</p>	<p>design would enhance the existing open space that currently consists of amenity grassland.</p> <p>The proposed fencing and floodlighting associated with the four all-weather pitches and two MUGAs would be the most visible elements of the proposed development, with fencing up to 4.5 metres in height, and lighting columns standing at 15 metres above (proposed) ground level for the four all-weather pitches and 8 metres high around the MUGAs. Whilst it is acknowledged that these aspects of the proposed development would be visible surrounding residential receptors, it is also recognised that the proposals include extensive landscape planting to both enhance existing boundary planting and provide new landscaping throughout the Site (including 356 new trees) as well as specific landscaping to screen the noise barriers at the southern extents of the all weather pitches.</p>
<p>Wellbeing</p>	
<p>The importance of access to green spaces, exercise and the outdoors to people's physical and mental health.</p> <p>Accessible green space has been tied to many positive health and social indicators and removing this even partially would be both detrimental and saddening to many residents who enjoy it.</p> <p>The loss of this green space would be a significant blow to the mental and physical well-being of the community.</p> <p>Access to nature and green spaces has been shown to have numerous benefits, including reduced stress and improved physical health.</p> <p>Using the fields for elderly residents to walk is a precious space to enjoy some fresh air while meeting neighbours.</p>	<p>Planning policy supports the provision of improved accessibility and enhancements to parks and open spaces to meet demand for opportunities to engage in physical activity through the provision of sports facilities and children's play; and to promote healthy and active lifestyles and assist in the mental wellbeing of residents. The assessment of the application is considered to meet these objectives.</p>
<p>Mix of Facilities</p>	
<p>There are no facilities being introduced for those that are not young/part of a sports club. These proposals are not for all.</p>	<p>See Section 8.4 of the committee report.</p> <p>The mix of facilities proposed in the Application has been informed by up-to-date evidence in respect of sport pitch and facility needs for the borough and thorough engagement with relevant bodies and groups. The proposed mix will</p>

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<p>Creates a heavily crowded space with all weather astro turf pitches as well as many other unnecessary play areas which makes it obvious it was designed for profit at the cost of local residents health and well-being.</p> <p>Clitterhouse Playing Fields in its current state provides space for a variety of people - dogwalkers, kite flyers, joggers, kids playing football, monkey bikers, people meditating or having a picnic, birdwatchers, etc.</p> <p>Open space to be for running, walking dog, sitting and have natural grass open space.</p> <p>Don't want more fake children's play areas dotted around the park. There are plenty of places for kids to play on the other side of the road.</p> <p>Many pitches next to Tesco about 100 meters away.</p> <p>Why build playing fields which are already available basically across the road?</p> <p>Formal football and hockey are overly dominant neglecting 100s of other use cases.</p> <p>The number of people playing football recreationally year on year is declining, both in adults and children, making this a very short-sighted exclusive use of the space.</p> <p>There are other areas including Basing Hill park, Hampstead etc where youth can use facilities to play sports.</p>	<p>deliver a better level of provision (both in terms of range of sports and facilities and quality) and will enable a greater capacity of weekly usage (games and training) compared to grass pitches, particularly during the winter months. The inclusion of all weather pitches within the scheme enables the areas of the Site dedicated to traditional sport to be consolidated when compared to the reserved matters scheme granted in 2015. These traditional sports facilities will also be complemented by other facilities delivering a more inclusive mix, including skateboarding/scootering, climbing and bouldering, parkour, children's cycling, running/jogging and mini golf. The design of the park will also enhance the experience of people of all ages who use the fields as a place to relax, socialise or walk their dogs.</p> <p>Overall, the proposed development is considered to bring significant benefits to both the development of sport, as well as encouraging active and healthy lifestyles and well-being.</p> <p>The two proposed hockey pitches will replace the pitches currently located adjacent to Whitefield School which are required to be replaced at Clitterhouse Playing Fields as part of the outline planning permission for the Bent Cross Cricklewood regeneration. This principle is already established in the existing planning permission.</p>
<p>Artificial grass pitches</p>	
<p>Object to the use of artificial grass and other non-permeable surfaces, it is not good for the environment causing plastic pollution and is harmful to the wildlife.</p> <p>Environmentally hazardous AstroTurf is not a viable alternative to grass.</p> <p>Total absence of UK facilities for recycling artificial turf at end of life (5-15yrs), creating toxic landfill problems.</p> <p>Artificial grass creates a large carbon footprint, replacing soil with sand to create a stable bed for the artificial grass releases more carbon dioxide stored in the earth and will also impact biodiversity on the environment.</p>	<p>See Section 8.17 of the committee report.</p> <p>The submitted Landscape Design Statement (April 2023) acknowledges a recent review undertaken by key sports industry stakeholders (including the Department for Culture, Media and Sports, Sport England, Sport Scotland, Sport Wales, the Grounds Management Association, and a number of sports governing bodies) to assess the appropriateness for the continued use of artificial grass as a playing surface. This review found a very low or negligible risk to human health but identified a mandatory materials standard for such facilities.</p>

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<p>Not only will plastic break up releasing micro particles into the soil and water, but it will destroy the habitat for numerous creatures.</p> <p>Plastic artificial surfaces that can cause burns to the public from slide tackles could be of concern for health and safety.</p>	<p>The Applicant has further addressed this matter to state that the proposed artificial pitches would, as a minimum, comply with the mandatory industry standard but also seek to find an alternative to the use of rubber crumb with a more sustainable material. In response to Officers, the Applicant has also confirmed that the artificial pitches would contain barriers, kickboards, interceptors/filters and boot cleaning stations to prevent the migration of rubber infill materials off the pitches. As this is an evolving matter undergoing further industry exploration to find a suitable alternative material, and because the proposed 3G artificial grass pitches are proposed to be delivered in Part 2 Phase 1 of the proposed development (which is anticipated to commence in 2025/26), a condition is recommended requiring the submission and approval of details of the materials to be used in construction of the 3G artificial pitches with a requirement to use a suitable, and reasonably available sustainable alternative to the rubber crumb infill/dressing.</p>
<p>Clitterhouse Farm Cafe</p>	
<p>There is a community based cafe in the park which is growing and functioning well. Having another cafe in the park will cause unnecessary competition to a community project and ruin the community vibe of the area.</p> <p>Scheme will force the community cafe to lose business and close.</p> <p>The extra cafe is not needed. More investment into the current cafe inside the Farm house would mean it would become the beating heart of the playing field.</p> <p>Change of use of the Clitterhouse Farm for staff (sui generis) makes it not 'public' anymore.</p>	<p>The Clitterhouse Farm buildings will remain on the playing fields, and Our Yard will continue to use the space as a café and workspace. The proposed Pavilion building (and its café space) is some distance from the community café and as such is proposed to complement rather than be in competition with this existing facility. The scheme design includes play facilities and areas of open space for recreation which are located in close proximity to the community café. These features, as well as the increased use of Clitterhouse Playing Fields as a whole, will encourage visitor footfall and potentially benefit the Our Yard community café.</p>
<p>Safety and Security</p>	
<p>Don't want any crowds to gather around at night, football noises, concrete sport areas and more rubbish on our streets.</p> <p>These spaces will become vandalised and what would have been a nice place to walk and relax will become a vandalised dump.</p> <p>There is an issue with youths with police regularly attending the park both during the day and night - this will only worsen if these changes are approved.</p>	<p>See Section 8.8 of the committee report.</p> <p>The proposed development has been designed in consideration of the role and function of Clitterhouse Playing Fields during different times of the day, week and year to ensure an active and well-utilised public open space and, therefore, a greater level of natural surveillance by users of the site.</p> <p>This design approach has been reviewed by the Metropolitan Police Design Out Crime Officer.</p>

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<p>Rise of anti-social behaviour from people hanging around which will provide potentially higher crime and drug selling and use in public spaces. Safeguarding issues to primary kids that use these parks and roads to get home.</p> <p>The southern Purbeck entrance has been removed from the plans possibly because planners are aware of anti-social behaviour and do not want to address the ongoing issue which is likely to worsen with the new plans.</p> <p>Concern over anti-social behaviour at the Purbeck Drive Entrance. Improvements to this seem to have completely disappeared from the current proposed plans.</p>	<p>The proposed development also includes additional measures to address safety and security through improvements to existing site entrances, provision of lighting along key routes through the Site, and CCTV to discourage and monitor antisocial behaviour and crime.</p>
<p>Noise</p>	
<p>Quality of life would be severely affected.</p> <p>Substantial increase in noise levels and lighting which will have a major adverse effect to the peace and tranquillity of the area both for residents, users and wildlife of the fields.</p> <p>The proposed pitches will operate 365 days a year till 9pm. Having a huge impact on the families living around the playing fields.</p> <p>Caged pitches backing onto private gardens causing considerable extra noise, light pollution and extreme nuisance.</p> <p>Noise pollution 12 hours a day for 7 days a week.</p> <p>Will cause stress and prevent a good night's sleep and will impact local residents' health and wellbeing.</p> <p>Continuous extra noise impacting on homes seven days a week from early morning to 9pm at night, extending even later, as players may delay leaving the area to talk to friends and not consider the disturbance to residents when returning to their cars.</p> <p>The four all-weather pitches which will be open all year round will be installed very closely against the houses on Cotswold Gardens and Grampian Gardens. This will cause constant elevated noise and light pollution for residents nearby.</p> <p>This will create a light and noise and crowd nuisance that will affect the mental health of the community.</p>	<p>See Section 8.7 of the committee report.</p> <p>The Applicant has proposed an earlier closing time of 9pm for the artificial sports pitches in response to resident feedback during the pre-application consultation about concerns that noise and lighting could disturb nearby properties. This will be secured in an Estate Management Plan for the site.</p> <p>The Applicant has submitted an assessment of noise impacts which forms part of the EIA contained within the Supplementary Environmental Statement (Arup, April 2023) accompanying the Application which assesses the potential for significant effects and any likely new or different significant noise and vibration effects beyond those previously assessed as part of the BXC Environmental Statement. The report has assessed potential noise from sporting activities and use of the playing pitches as well as noise from plant and equipment from the Pavilion as well as from road traffic.</p> <p>The Council's Scientific Officer (Environmental Health) has reviewed the submitted noise impact assessment and is satisfied that the proposed development is acceptable subject to securing the mitigation measures set out within that assessment. In respect of the relevant policy tests, the proposed development is not anticipated to generate any significant adverse impacts as a result of noise arising from the Site. As set out in Appendix 9.5 in the SES the maximum difference in noise level at sensitive receptors is +8 dB in the base case scenario, and +11dB in the reasonable worst case scenario, and so the greatest likely impact is considered to be moderate adverse significance.</p> <p>Bringing the playing fields back into beneficial use for a wider population and for a wider range of uses and activities, will inevitably result in a change to the</p>

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<p>How can you expect a child who goes to bed well before 9:00pm to have a peaceful/good sleep with all the noise, the lighting and the crowed nuisance which will surely go on even after 9:00pm.</p>	<p>noise environment at the Site. In considering noise impacts, it is important to note that: the Site used to have a football club and stadium next door and historically had football pitches marked out and as a result would have been noisier in the past; the proposed development will derive social benefits through the provision of opportunities to take part in sports and recreational activities, thereby contributing to improving the health and wellbeing of those who choose to visit and use the facilities on offer; and the extant planning permission for the Site and wider BXC regeneration area already allows the development of sports and recreational facilities at Clitterhouse Playing Fields, including artificial pitches, MUGAs and football pitches.</p>
<p>Lighting</p>	
<p>24 hr flood lights will make the day and night into day only.</p> <p>Light pollution throughout winter evenings.</p> <p>Even with the proposed lighting this would light up the park light a Christmas tree and cause unbearable light pollution topical neighbours.</p> <p>Floodlighting will cause a de facto nuisance to neighbouring estates, especially the more proximate Golders Green Estate. It may amount to an actionable public nuisance at law.</p> <p>The planting of trees is commendable but they will take years to mature so in the interim the residents will suffer.</p>	<p>See Section 8.7 of the committee report.</p> <p>The Applicant has proposed an earlier closing time of 9pm for the artificial sports pitches in response to resident feedback during the pre-application consultation about concerns that noise and lighting could disturb nearby properties. This will be secured in an Estate Management Plan for the site.</p> <p>Lighting is important to ensure the playing fields feel safe, to encourage use during evenings, and to facilitate active travel by providing pedestrian/ cycle paths through CPF. The Applicant’s submission explains that consideration has been made of the areas of CPF that will require lighting and how best to encourage access whilst minimising anti-social behaviour and light spill to adjacent residents and ecological corridors.</p>
<p>Air Quality</p>	
<p>Air pollution is a massive problem, the trees you are proposing to plant will need years to mature and have an impact on the air quality.</p>	<p>See Section 8.7 of the committee report.</p> <p>As part of the Supplementary Environmental Statement (Chapter 14) submitted with this Application, the Applicant has provided an assessment of air quality for the proposed development.</p> <p>As such, it is considered that the proposed development would not exceed the building emissions or transport emissions benchmarks related to a ‘community use’ set out in the Mayor’s Air Quality Neutral London Plan Guidance (LPG) (2023).</p>

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Ecology and Biodiversity	
<p>Clitterhouse playing fields is home to many forms of wildlife such as foxes, squirrels, various birds and bats.</p> <p>The pitches will be replacing real grass with artificial grass which will have a detrimental impact on the biodiversity of the park.</p> <p>The construction of astroturf courts and pavements would have a number of negative impacts such as destroying the natural habitat, disrupting the local ecosystem.</p> <p>The current plans to change the playing fields into all weather pitches does not adequately support the local ecology. There is a net removal of nature, as pitches will be made from artificial materials.</p> <p>The surfaces of the caged pitches causing environmental damage (reducing square meterage for biodiversity and water absorption).</p> <p>There should not only be a preservation of green space, but enhance it, e.g. introduce rewilding: more planting of trees, plants, and edible plants/kitchen gardens.</p> <p>This could be an opportunity to enhance biodiversity in Barnet and give residents greater opportunity to access the therapeutic benefits of contact with nature in a busy city.</p> <p>There are plans to have wild flower meadows, however this does not recognise the importance of hedgerows for maintaining wildlife corridors.</p> <p>The flood lights will severely affect natural wildlife at night and there is said to be almost 100% drop off of moths coming out at night when there is light pollution.</p> <p>Focusing on sports only and a wild flower meadow as an add-on negates the importance of wildlife.</p> <p>The astroturf and flood lighting impinges on the health of the fields. We want there to be some development that is beneficial to the health of the park, flora, fauna, animals and the residential population of this borough.</p>	<p>See Section 8.11 of the committee report.</p> <p>The Applicant has carried out an Ecological Impact Assessment and submitted a Bat Survey Report (Arup, November 2022), an Outline Bat Mitigation Strategy Technical Note (Arup, March 2023), an 'Approach to Sensitive Lighting and Landscape Design for Bats' Technical Note (Arup, April 2023), and a River Condition Assessment of Clitterhouse Stream (Arup, April 2023).</p> <p>The proposed development would provide sufficient mitigation for protected and notable species as well as other ecological receptors to ensure there would be no significantly adverse permanent impacts notably on bats (noting that the likely impact on some habitats and species are expected to be beneficial).</p> <p>The landscape design for the site would include a combination of grassland, ornamental, native scrub and hedging, marginal planting and wildflower meadows, along with 356 new trees across creating different character areas (i.e., the Northern Entrance Garden, Pine Hillside, wetlands around the SuDS and Clitterhouse Stream, Orchard Play by the existing Clitterhouse Farm Buildings, and meadows). The proposals will result in the enhancement of the Site's biodiversity value as demonstrated by the submitted Biodiversity Net Gain Assessment with 21.4% uplift in Habitat Units, 95.6% uplift in Hedgerow units and 11.4% uplift in River units.</p>

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<p>There is a protected species of Bat feeding and nesting in the park and these will be severely threatened by the new proposals. The affects on wildlife have been adequately taken into account in these proposals.</p>	
<p>Drainage and Flooding</p>	
<p>The use of artificial grass and other non-permeable surfaces will cause problems with drainage and flooding which is already a major problem in the area.</p> <p>Flattening the land and adding concrete will also increase the risk of flooding. Having a moat of stagnant water is not the answer.</p> <p>The park currently doesn't flood or waterlog and the synthetic surfaces planned will cause a water management issue that never existed before.</p> <p>Increased flooding problems causing issues for residents and for thousands of motorists that use the Hendon way dual carriage way daily.</p> <p>There is a increased risk of flooding from the adjustment of topsoil as a result of such a high degree of sports facilities. It will impact water absorption especially if they use the proposed plastic materials that are so environmentally unacceptable these days.</p> <p>Increased risk to properties and gardens in Prayle Grove.</p>	<p>See Section 8.16 of the committee report.</p> <p>The Applicant has carried out a Sequential Test for the Application. The proposed development has been designed to minimise and mitigate the impact of flooding and proposes Significant improvements to surface water drainage across the Site with the use of sustainable drainage features that are integrated into the landscape design as well as provision for future flood storage capacity in the south-east of the playing fields, if required as part of a wider scheme to address flooding caused by the wider catchment of Clitterhouse Stream.</p> <p>In order to demonstrate that the proposed development would not exacerbate any existing flooding risk within the Site, or elsewhere off-site (including downstream of Clitterhouse Stream), the submitted Drainage Strategy (Buro Happold, April 2023) sets out how the proposed development would achieve surface water run-off discharge no greater than the Site's existing greenfield run-off rates. The proposed surface water drainage scheme would result in a reduction of surface water peak discharge rates across the Site compared to existing discharge rates including a 14% reduction from 12.0 l/s to 10.4 l/s from the Northern Catchment (discharging into Thames Water's existing network), and a 32% reduction from 77.4 l/s to 52.9 l/s from the Southern Catchment (discharging into Clitterhouse Stream).</p>
<p>Consultation and Public Engagement</p>	
<p>The lack of consultancy with the community on this project has been disgraceful.</p> <p>While investment in the fields is welcome, the plans need to be made in full consultation with the community.</p> <p>Many locals haven't received this notice and would likely object.</p> <p>The application was submitted over the holiday period.</p>	<p>Four rounds of public consultation were undertaken by the Applicant between 2021 and 2022. Details of the consultation responses and number of people who attended the various events are provided in the Statement of Community Involvement submitted with the application and summarised in Section 7 of the committee report.</p> <p>The application was submitted in November 2022. The LPA carried out a 6 week period of public consultation. A further period of consultation was</p>

Summary of Issue/Representations Received	Officer Response
	undertaken in April 2023. Officers are satisfied that the application has complied with the requirements of the Development Management Procedure Order and members of the public have had sufficient time to view and comment on the application.
Traffic and Congestion	
<p>Anyone playing sport here will probably drive and cause more pollution and congestion.</p> <p>It's going to cause traffic in a quiet residential area.</p> <p>The suggested plans will also increase traffic and put pressure on public transport by those visiting.</p> <p>Traffic and parking chaos.</p> <p>It will make the area busier with more people parking on our local roads.</p>	<p>See Section 8.15 of the committee report.</p> <p>On review of the assessment carried out by the Applicant, which has been considered by both the Council's Transport Officer and TfL, it is considered that the proposed development would not cause any adverse effects on the operation and capacity of the local highway network in respect of vehicular traffic, local bus services, rail, or the London underground.</p>
Car parking	
<p>Parking capacity is inadequate in an already heavily congested area.</p> <p>Cars are parked in Clitterhouse Rd and Claremont Rd, both on roads and pavements, causing traffic problems and posing safety hazards to pedestrians.</p> <p>Increased footfall means that the parking on our road will become heavy.</p> <p>Private quiet road/neighbourhood will become busy and noisy.</p> <p>Problematic parking issues which will cause disharmony (mayhem/road rage/parking wars)</p> <p>Alternatively, it will result in intolerable parking restrictions/charges on local residents.</p> <p>The notion that most visitors will use public transport remains highly unlikely - particularly if transporting bulky sports equipment and/or kit. As such, the increased road traffic and associated parking issues once new facilities are developed need to be explicitly addressed before planning is approved.</p>	<p>See Section 8.15 of the committee report.</p> <p>The only proposed parking on Clitterhouse Playing Fields is for blue badge holders for whom on-site parking is essential. Public transport will be promoted first for all other visitors including bus, national rail and underground options. Improvements to the public transport networks are being brought forward as part of the wider development, including bus routes along Claremont Road and active travel routes around Brent Cross Town designed to reduce reliance on car travel.</p> <p>Pedestrian and cycling routes are being enhanced including a pedestrian crossing over Claremont Road to connect with the new development and routes to the new Brent Cross West station. The A41 pedestrian underpass will be enhanced, 76 new cycle stands (152 spaces) will be provided and the entrances to the playing fields will be improved.</p> <p>The proposed development also includes the creation of a coach drop-off/pick-up layby off the southbound carriageway of Claremont Road in a position to the northwest of the Site. This is intended to facilitate two coaches or five minibuses at any one time, for the purposes of picking up and dropping off</p>

Summary of Issue/Representations Received	Officer Response
	<p>only (no parking). The Applicant has also clarified that the proposed car park also provides space for private vehicles to drop-off/pick-up passengers with sports equipment.</p> <p>Temporary and permanent car parking will be included within the town centre of Brent Cross Town to reduce pressure on local parking. A condition requiring a car parking management plan including practically completing any required temporary or permanent car parking within the town centre prior to the Development coming into use, is recommended at Condition 17 within Appendix A.</p>

First Round Representations in Support

Summary of Issue/Representations Received	Officer Response
Principle of Development	
<p>Area has been a greatly under-utilised space but green, free and available to use easily. These plans maintain lots of green areas and improve the aesthetic to bring us up to date into the 21st century.</p> <p>Moral duty to better utilise this massive empty space for current and future residents whilst maintaining its public green areas (as this plan does).</p> <p>This bit of land isn't well used, and the proposal would provide useful amenities, jobs for local people, and a place for different communities to meet and interact.</p> <p>Proposal will develop 44 acres into what appears to be a fantastic space for everyone to enjoy. A place where our children can be active in sport and play is so important to our young people. It is a welcome and exciting prospect, this is an enormous development for families and communities.</p> <p>The population is rapidly increasing in this area and it is vital and crucial that we should be able to provide updated activity spaces whilst maintaining the greenery.</p> <p>The proposal would be good for the area.</p> <p>This development has been held back for a while because of nimbyism and overprotectedness. As long as the development is done in consultation with the community, and meets their needs, there is no reason why this shouldn't go ahead.</p> <p>The proposed public spaces and facilities are well thought-out and will provide a huge benefit for local residents and families.</p> <p>The proposal for the local field is a positive development that will bring many benefits to the community.</p> <p>It will provide a number of facilities that will support the wider Barnet community.</p> <p>Children of the area desperately need facilities like this.</p>	<p>See Section 8.1, 8.4 and 8.5 of the committee report.</p>

Summary of Issue/Representations Received	Officer Response
<p>Grew up in this area since 1978 and wholeheartedly support this application.</p> <p>Children will benefit from the improved facilities.</p>	
Sports Facilities	
<p>Support of the proposed plans for a skatepark/wheeled space in the development of Clitterhouse Playing Fields</p> <p>Any improvement to sports facilities is welcome.</p> <p>There is enough free spaces for all to use.</p> <p>Local parks and activity areas are key in playing a role in making play and exercise accessible, as not everyone can afford to go to sports clubs. Not only is it important to be accessible both financially and location wise, but it needs to be accessible for all levels of ability.</p> <p>An all-wheels park is extremely beneficial. It can be enjoyed by all activities, ages, abilities and those with disabilities too.</p>	<p>See Sections 8.3, 8.4 and 8.5 of the committee report.</p>
<p><u>Young people and girls football</u></p> <p>The number of children playing football, especially girls, has increased dramatically with the exposure from the Lionesses win in the 2022 Women's Euros. Proper pitches and facilities are desperately needed to fill the uptick as the deficit of proper playing fields for football is massive.</p> <p>The area is really short on sports facilities.</p> <p>Barnet is the largest or second largest borough with many young people (more than other boroughs) and I cannot emphasise enough how much they need these facilities.</p> <p>Will be great to have a facility to use for girls football and other activities.</p> <p>Will provide much-needed training facilities for girls' grassroots football.</p>	<p>See Sections 8.3, 8.4 and 8.5 of the committee report.</p>

Summary of Issue/Representations Received	Officer Response
<p>The Clitterhouse project will significantly benefit the expansion of girls' football in Barnet and enable many clubs in the borough to continue to grow and provide the hours of training that are needed.</p> <p>This project is exactly what is needed to support local children looking for a safe and healthy place to play football.</p> <p>By providing facilities that are accessible to young people, you give them a place to go and a chance to stay out of trouble. This can only have a positive impact on the area and speaks for itself.</p>	
<p>Queen Elizabeth's Girls' School High Street Barnet - Support for the development of Clitterhouse Playing Fields. Barnet Partnership for School Sport works with over 110 primary, secondary and special schools across the whole borough. We deliver a huge amount of events, projects and competitions to engage more young people to become Fit, Happy, Healthy and Active. These facilities would support the work of the Fit and Active Barnet Board and the Health in Schools Board and many of the partners associated with them. BPSS requires more facilities to be able to deliver a higher need of projects for young people. The target groups we work with include women and girls, SEND, BAME, inactive, gifted, talented and development. The variety of facilities on offer at Clitterhouse will provide us with the opportunity to deliver more targeted work with the link schools in that area, at present we struggle to find a site who are not commercial and exceed our budgets. To be able to redevelop sports like Parkour/Freerunning & climbing will give us the opportunity to work with many of the hard to reach students in our schools. We have proven success of these projects in the past with no community provision for them to continue out of school hours. Working with NGBS we would like to re-introduce and develop sports like hockey again, and with the 2 new pitches we will be able to succeed in this. BPSS fully supports this vital development and regeneration of this area and in doing so will enable us to succeed in making more young people in Barnet Fit, Happy and Healthy.</p>	<p>See Sections 8.3, 8.4 and 8.5 of the committee report.</p>

Summary of Issue/Representations Received	Officer Response
<p>Barnet Nightingales FC - the scheme at Clitterhouse is precisely what is needed in this community to provide urgently required facilities for grassroots football, particularly for girls. We are the largest grassroots all-girls club in Barnet and constantly struggle to find floodlit training facilities and pitches for matches for our ever-growing club, now consisting of over 120 girls in the borough. Clitterhouse has demonstrated total commitment to ensuring that the community's best interests will be served, and we believe that this project will significantly benefit the expansion of girls' grassroots football in Barnet and enable clubs like us to become the gold standard of girls' football in London</p>	<p>See Sections 8.3, 8.4 and 8.5 of the committee report.</p>
<p>The European Football Academy currently runs football sessions 4 days a week at Whitefield School, beside Clitterhouse Playing Fields, and would be keen to make a change to this new facilities. This will allow more local children to join to access better facilities and benefit from a structure environment that could help deal with sports participation, sense of belonging, obesity, and mental health, as sports have a massive importance in the wellbeing of children.</p>	<p>See Sections 8.3, 8.4 and 8.5 of the committee report.</p>
<p>Eagles United Football Club - Plans look amazing. All weather multi purpose pitches would provide first class playing facilities for the young children in the area. This is a particular issue in the winter months when a lot of grass pitches are almost unusable due to the wet weather conditions. There is not enough all weather pitches in the area and it is a huge struggle for us to find suitable facilities for over 100 children at the club. Not to mention the extortionate prices that some of the facility providers are charging which is huge burden on our club. We have raised this issue with our members and they are all in agreement that all weather multi use pitches would be a brilliant addition to the plans to make Clitterhouse Playing Fields a safe place that is welcoming and accessible for all.</p>	<p>See Sections 8.3, 8.4 and 8.5 of the committee report.</p>
<p>Wellbeing</p>	
<p>Outdoor sports is so good for the physical and mental health of our young people.</p> <p>The reason teenager girls don't keep active is because spaces like this aren't safe or attractive to them. The new plans help combat this.</p> <p>Important to create opportunities for the local community to be socially active and safe places for the children to play and develop.</p>	<p>Planning policy supports the provision of improved accessibility and enhancements to parks and open spaces to meet demand for opportunities to engage in physical activity through the provision of sports facilities and children's play; and to promote healthy and active lifestyles and assist in the mental wellbeing of residents. The assessment of the application is considered to meet these objectives.</p>

Summary of Issue/Representations Received	Officer Response
<p>Sport and play are vital for everyone, especially young people, developing accessible spaces is extremely important for the physical and mental health of the public.</p> <p>Football is a positive influence on the physical and mental well-being of young girls.</p> <p>The provision of sports and play facilities, as well as informal recreation areas, will give people of all ages the opportunity to engage in physical activity and stay healthy. This is especially important in today's society where sedentary lifestyles are becoming more common.</p> <p>It will be of great benefit to young people in the nearby area.</p> <p>Creating facilities, particularly sporting and recreational opportunities for young people will be extremely beneficial for their health and well-being.</p> <p>Skateboarding and other wheeled sports have the potential to build communities, mental health support networks, spaces for intergenerational learning, health and wellbeing, as well as being a great way to activate otherwise unused space in urban environments, making the space safer for pedestrians.</p>	
Safety and Security	
<p>Recognition of the benefits to Montrose Park and Silkstream Park in Colindale through the improvements there. It's generally a much safer and more vibrant place. Safe to ride through at 5am on the way to work.</p> <p>Clitterhouse doesn't feel safe and due to a lack of facilities, it's not the place for females to hang out or participate in sports.</p> <p>The pavilion building with its café, public toilets, and sports changing rooms will provide a central hub for the community to gather and socialize. This will help to foster a 2 sense of community and create a sense of belonging for residents.</p> <p>The more activity spots, the more family engagement, the safer the space can become.</p>	<p>See Section 8.8 of the committee report.</p> <p>The proposed development has been designed in consideration of the role and function of Clitterhouse Playing Fields during different times of the day, week and year to ensure an active and well-utilised public open space and, therefore, a greater level of natural surveillance by users of the site.</p>

Summary of Issue/Representations Received	Officer Response
<p>This will increase the number of people using the facilities, which will in turn help to create a vibrant and active community.</p>	
<p>Visual Impact</p>	
<p>The inclusion of boundary treatment, lighting, landscaping, and street furniture will not only improve the appearance of the field, but also make it a more enjoyable and welcoming place for everyone to use.</p>	<p>See Section 8.7 of the committee report.</p> <p>There is a clear policy basis for delivering enhancements to existing open spaces within London and Barnet in order to achieve social and wellbeing benefits for local communities as well as the more obvious biodiversity, landscape, and climate change benefits, subject to respecting existing natural landscapes.</p>
<p>Transport – Pedestrian and Cycling</p>	
<p>In favour for the new pedestrian pathways and security cameras to make the park safer.</p> <p>The many pathways will help residents navigate the park better in wet weather - which is not easy to do at the moment.</p> <p>New places will be created for the community to stroll, walk their dogs and have a beautiful place to stop and chat to friends.</p> <p>The inclusion of car and cycle parking, pedestrian and cycle paths, and improved vehicle access will make it easier for people to access the field and participate in activities there.</p>	<p>See Section 8.15 of the committee report.</p> <p>The scheme will create new paths and routes through the playing fields for pedestrians and cyclists. Pedestrian and cycling connections outside of the Site are being enhanced including a pedestrian crossing over Claremont Road to connect with the new development and routes to the new Brent Cross West station. The A41 pedestrian underpass will be enhanced.</p>

Table 2: Summary of Public Representations For Second Round Consultation (April 2023 – May 2023)

Number of Representations Received:	26
Number of Objections:	19
Other representations:	1
Number of Support Comments:	6

Second Round Representations in Objection

Summary of Issue/Representations Received	Officer Response
Principle of Development	
<p>It's more important to preserve the natural environment and prevent it from becoming a source of profit for a company.</p> <p>The CPF project is driven by commercial profit and not by the needs of the communities affected.</p> <p>The main theme is looking after the profits of companies and not after the welfare and benefits/usefulness of the community.</p> <p>The project is a development of privately owned / managed sport facilities on the existing green field.</p> <p>Privatising public space.</p> <p>This project would steal the free grass space of the community forever.</p>	<p>See Section 8.1, 8.3 and 8.4 of the committee report and responses to First Round Consultation.</p> <p>See Section 8.18 of the committee report.</p> <p>Clitterhouse Playing Fields is and will remain a public open space owned by the Council. It is proposed that a governance structure will be established to undertake the management and maintenance of CPF and to ensure that it is managed in accordance with the strategic outcomes sought for sport and physical activity.</p> <p>The money generated from the paid-for facilities will be reinvested into the maintenance and management of the playing fields. This will ensure that the facilities can be maintained to a high standard, and will also cover maintenance costs, staffing, and CCTV coverage in all areas of the playing fields.</p>

Summary of Issue/Representations Received	Officer Response
<p>This development does not bring any benefits to the area and should not be permitted in the proposed scale.</p> <p>Green space requires proper maintenance, not a change of use.</p> <p>The proposed sports facility is not what the local community desires.</p> <p>It is unaffordable for many families in the area, and that is not the purpose of parks and playing fields.</p> <p>These spaces are meant for children and families to use for recreational purposes without excluding any part of society.</p> <p>Around the area there are many dog owners, this park being the nearest place for the dogs to walk and breathe. By building around it, it would ruin and damage the dogs routines and exercise levels.</p> <p>This land is protected by two covenants from 1926 and 1927 which states that the land be used for the recreation of the people forever and in perpetuity.</p>	<p>See Sections 8.4, 8.6 and 8.10 of the committee report.</p> <p>The proposals will provide an increased and maximised range of facilities for recreation, play, leisure, exercise and sport for individual and group activities that will create new opportunities for children, young people and people of all ages to play and be active, promoting physical and mental health. The design of the park will also enhance the experience of people of all ages who use the fields as a place to relax, socialise or walk their dogs. See Section 5 of the committee report for a description of the proposals.</p> <p>The 1927 Deed It is stated that this Deed of Agreement dedicates the land forming Clitterhouse Playing Fields in perpetuity for public use and recreation; and that the means of enclosure to provide artificial sports pitches would be in breach of this Agreement. The proposed development would continue to result in the Site being available for public use and recreational purposes as suggested is specified in the 1927 Deed. The issue of whether the land is required to be appropriated is a matter related to the delivery of the development and, therefore, beyond the remit of the LPA's consideration of this Application. This does not prevent planning permission from being granted.</p>
Loss of green space	
<p>That the additional nearly 7000 homes (with access to very little private outdoor space) and extra offices and businesses will bring many more people to the area, who will only benefit (mentally and physically) from open green space.</p> <p>There should be some rethink of the use of the CPF space, so that more of the green space could be open access.</p> <p>Trying to convert the green fields into sports area and therefore "stealing" the green belt from the community.</p> <p>It won't be possible to go for a short walk and sit on a bench and practice mindfulness with big fenced pitches covering almost all of the area.</p> <p>There will be almost no space for small activities, picnics and just being able to rest in the nature.</p>	<p>See Sections 8.5 and 8.6 of the committee report and response to First Round Consultation.</p> <p>75% (13.61 hectares) of the playing fields will be free and accessible open space (for active and passive recreational activities such as yoga, kite flying, dog walking, ball games and picnics) as well as existing and improved wildlife habitats such as Clitterhouse Stream and boundary hedgerows and 17% (3.58 hectares) of the space will include permanent sports courts and pitches.</p> <p>The proposed development will deliver a wide range of benefits and the proposed facilities are designed to provide for a wide range of age groups and people with different interests and abilities. The array of new sports and play facilities provide opportunities for both young people and adults to keep active and have fun while the sports pitches will provide year-round use of the sports facilities, ensuring playability regardless of the weather. The landscape design will provide new planting and habitats for wildlife while significant areas of the</p>

Summary of Issue/Representations Received	Officer Response
<p>In addition to the vast areas by sports pitches, formal activities, hard surfaces and wild meadow there is very little grassy areas for families and dogwalkers.</p> <p>The proposal will significantly reduce the accessibility for a huge proportion of the current residents and those who currently enjoy the park.</p> <p>Clitterfields holds immense significance as a space for people to connect with nature, meditate and find solace. Losing this cherished space would deprive our community of a much needed refuge for reflection and inner peace.</p>	<p>park will allow for relaxation and other uses as well as a new network of paths and routes that improve connectivity, safety and security for users. Whilst it is acknowledged that a proportion of the site will be fenced off to facilitate the sports pitches and use thereof, the overriding benefits of the scheme as a whole are considered to outweigh the quantum of space enclosed.</p>
<p>There is plenty of brown open space which could be used for sports facilities, e.g. the B&Q site by Cricklewood Station rather than the hideous tower blocks envisaged.</p>	<p>See Section 8.1 and 8.3 of the committee report.</p> <p>The principle of development and improvement works to Clitterhouse Playing Fields is established both within development plan policy and the S73 Permission as part of the comprehensive regeneration of BXC.</p> <p>The intention has always been to significantly enhance and upgrade Clitterhouse Playing Fields and enable it to become a community asset catering for all ages and groups and provide place for both new and existing residents for outdoor casual recreation, as well as sport.</p>
<p>The presence of green spaces is vital for the healthy development of children. Clitterfields serves as an outdoor classroom, providing an opportunity for youngsters to engage with nature, explore the wonders of our environment and develop a deep appreciation for the natural world. It is crucial that we prioritise these opportunities for our children, as they contribute to their overall wellbeing, cognitive development and environmental awareness</p>	<p>Planning policy supports the provision of improved accessibility and enhancements to parks and open spaces to meet demand for opportunities to engage in physical activity through the provision of sports facilities and children's play; and to promote healthy and active lifestyles and assist in the mental wellbeing of residents. The assessment of the application is considered to meet these objectives.</p> <p>Officers note that a consultation response has been submitted by the Head Teacher of Claremont Primary School who considers that the proposed improvements to Clitterhouse Playing Fields will offer opportunities for Teachers and school staff to make use of the park and fields for a wide range of lessons and classes of all ages to experience outdoor learning in everything from art and design to maths and science.</p>

Summary of Issue/Representations Received	Officer Response
Clitterhouse Farm Cafe	
<p>Existing café in the former farm area is a local hub. There is no necessity for an extra cafe in the area.</p> <p>This is a cover up of making the Farm Buildings into something which is not for the benefit of the community, actually it will take over ownership of the area.</p>	<p>The Clitterhouse Farm buildings will remain on the playing fields, and Our Yard will continue to use the space as a café and workspace.</p> <p>The proposed Pavilion building (and its café space) is some distance from the community café and as such is proposed to complement rather than be in competition with this existing facility. The scheme design includes play facilities and areas of open space for recreation which are located in close proximity to the community café. These features, as well as the increased use of Clitterhouse Playing Fields as a whole, will encourage visitor footfall and potentially benefit the Our Yard community café.</p> <p>The previous planning approval for Clitterhouse Playing Fields would have resulted in part of the Farm buildings being used for the grounds maintenance store. The new proposals include a stand alone maintenance store which is separate from the Clitterhouse Farm buildings.</p>
Sports Facilities – General Comments	
<p>The kids from families that are not wealthy will lose the opportunity to play there as the only area / pitch appearing from the plans to be free of charge is too small.</p> <p>The freedom for everybody in the community to enjoy the fields for free will be gone.</p> <p>The pay-to-play implementation will encourage anti-social behaviour and restrict those who cannot afford to rent a pitch from participating in sport.</p> <p>The quality of the park land is being badly degraded to provide more excess pitches with over a dozen more sensible locations.</p> <p>The Barnet open space strategy document - Greenspaces provision states that there must be 1.63 hectares per 1,000 residents. At 18 hectares, and 15,000 new residents, the deficiency would be exacerbated by fencing off so much of the space. Fencing off the park from its users is clearly not a positive idea.</p>	<p>See Sections 8.4 and 8.18 of the committee report and response to First Round Consultation.</p> <p>Pay to use sports facilities can be found in playing fields and parks across Barnet and wider London. For example, the cricket, football and rugby pitches at Gladstone Park, the tennis courts at New Barnet Leisure Centre and Golders Hill Park, and bowls in Lyttelton Playing Fields.</p> <p>In terms of affordability, most of Clitterhouse Playing Fields and the proposed facilities will be free-to-use. This includes the open grassed areas, playgrounds, the outdoor gym, all-wheel park, bouldering area, boules court and picnic areas. The only paid-for facilities will be the football and hockey pitches, the Multi-Use Games Area (tennis/netball) and the mini-golf course. The cost of these will be in line with other paid-for facilities in Barnet. It is also worth noting that when football pitches were previously marked out by the Council at the Site, in order to book them by clubs or users a fee would have been paid.</p>

Summary of Issue/Representations Received	Officer Response
	<p>The Football Foundation aim is to transfer as much mini soccer provision (training and match play) to AGPs to provide better quality experiences. This is endorsed by most clubs too.</p> <p>The two proposed 3G pitches are suitable for a range of sports and with reference to football can accommodate the following types of pitch: 2 no senior pitches; 4 no. youth 9v9 pitches; 4 no. 7v7 pitches; or 8 no. 5v5 pitches; A combination of the above could also be accommodated, thus providing even greater flexibility to provide a range of senior, junior and mini pitch game types</p>
Sports Facilities - Demand	
<p>The Assessment of Sports Facilities Mix seems to suggest the updated Barnet playing pitch strategy (20-21) (PPS) has determined that there are currently sufficient football pitches in the borough. There are more football pitches than needed in the borough. The Council should prioritise parks when there is such over-provision of football facilities.</p> <p>The updated PPS conclusively demonstrates that there does not need to be further loss of land to football pitches.</p> <p>There are 11 football pitches planned at the west Hendon football grounds including two artificial 3G pitches, and there are even more pitches at the Welsh Harp open space and Woodfield park.</p> <p>All of Barnet's current and future 3G AGP needs (9) could be satisfied at resting pitches (13) and still retain an excess of resting pitches (13 - 9 = 4).</p>	<p>See Section 8.4 of the committee report.</p> <p>The proposed facilities mix takes account of the updated evidence prepared by the Council as part of the 'London Borough of Barnet Playing Pitch Strategy Review 2021/22' and the Council's Local Facility Football Plan (2018).</p> <p>The modelling undertaken as part of the 2023 PPS Review highlights a growth in all football formats (adult and junior) since 2017 and a deficit in some formats of natural turf and artificial turf. Demand for recreational football is higher than that for affiliated clubs and teams. The 2023 PPS Review sets out a range of scenarios and options in how best to cater for existing and future capacities, when considering the emerging masterplan schemes that are also proposed to include artificial grass pitches (AGPs), in order to assess impact. Based on this modelling, the 2023 PPS Review recognises that, when considering both social and recreational use, the current supply of AGPs falls short of what is required in Barnet. Based on supply and planned 3G AGP provisions, as well as taking account of social and recreational use, there is a current deficit of 4 full-sized 3G AGPs which rises to a deficit of 9 3G AGPs by 2039. Along with Cophall Stadium and West Hendon Playing Fields regeneration schemes, two 3G AGPs at Clitterhouse Playing Fields would cater for both the identified demand from within the borough for such facilities, as well as latent demand arising from neighbouring boroughs.</p>

Summary of Issue/Representations Received	Officer Response
Sports Facilities – Artificial grass pitches	
<p>Object to the astroturf and the amount of it.</p> <p>Astroturf is toxic.</p> <p>Run off of toxic chemicals from the astro turf and possible flooding caused by this.</p> <p>Grass fields being replaced by toxic astroturf do nothing for the health of the people.</p> <p>Environmental implications of replacing our green space with synthetic grass or other materials to construct a pay-to-play sports facility.</p> <p>The rubber infill also has to be maintained and replaced on astroturf pitches as it can be displaced by play but also blown away in the wind, spreading plastic all over the surrounding environment.</p> <p>Maintenance shed holding rubber crumb for the astroturf (toxic chemicals) is to be sited near the cafe and wooded area which is used by children. It would be make more sense if this was situated nearer the football pitch or best, if there were no rubber crumb at all.</p>	<p>See Section 8.17 of the committee report and response to First Round Consultation comments.</p> <p>The previous planning approval for Clitterhouse Playing Fields would have resulted in part of the Farm buildings being used for the grounds maintenance store. The new proposals include a stand alone maintenance store which is separate from the Clitterhouse Farm buildings.</p>
Safety and Security	
<p>The marginal shrubbery has been an area of concern for residents as it can be an area of illicit behaviour. Management and additional shrubbery could prevent this behaviour.</p> <p>The issue of antisocial behaviour, which is already a problem, will be exacerbated.</p>	<p>See Section 8.8 of the committee report and response to First Round Consultation comments.</p>

Summary of Issue/Representations Received	Officer Response
Noise	
<p>Disturbance during building works.</p> <p>The proposed operating hours are entirely unacceptable and will result in light and sound pollution.</p> <p>The development will result in an increase of noise and other nuisance in the area.</p> <p>Over-development results in the loss of visual amenity and noise. This is evident in the planning application where banks and 3m tall noise barriers and special planting zones are all to be implemented to try and mitigate the costs.</p>	<p>See Section 8.7 of the committee report and response to First Round Consultation comments.</p>
Lighting	
<p>Floodlighting will cause a serious nuisance to neighbouring estates.</p> <p>Floodlights will increase activities/noise during the evening and night which will disturb the peaceful neighbourhood.</p> <p>Too much street lighting & street furniture is totally unnecessary and will intrude into the "nature reserve" feel of the current park.</p>	<p>See Section 8.6 of the committee report in respect of MOL assessment.</p> <p>See Section 8.11 of the committee report in respect of Biodiversity and Ecology assessment.</p> <p>It is important to note that Clitterhouse Playing Fields is not a nature reserved. It is playing fields and therefore is permitted to be used for sporting activities. The Site is located within and designated as Metropolitan Open Land and is identified as a Site of Local Importance for Nature Conservation (SLINC), both of which have been taken into consideration as part of the assessment of the application.</p>
Air Quality	
<p>Although it is commonly understood that trees & shrubs improve oxygen levels & reduce pollution, it is less known that grassland itself acts for carbon capture & absorbs pollutants.</p>	<p>See Section 8.7 of the committee report and response to First Round Consultation.</p> <p>The site will continue to provide areas of grassland and wildflower meadows. Furthermore, the Application includes planting of approximately 356 new trees across the site which, in addition to generating biodiversity and amenity benefits, also have the potential to reduce carbon over the lifetime of the development.</p>

Summary of Issue/Representations Received	Officer Response
Ecology and Biodiversity	
<p>Tulip trees and other non-native trees which do not sustain as many of the native wildlife.</p> <p>The large areas of wildflower meadow which although beneficial to insects and butterflies as well as providing natural habitats for local wildlife are not areas that benefit human interaction. Wildflower meadows are areas that should be left alone and therefore not areas for picnicking, walking the dog and children's activities</p> <p>Floodlit sports pitches are not ecological and could disturb the local neighbourhood particularly at night.</p> <p>Artificial lawns are detrimental to the biodiversity of the fields. It does not support any insect/animal life. In fact it reduces the ability of the soil to support soil organisms and worms. There are no grass clippings or leaf litter for soil organisms to feed off.</p> <p>Clitterfields is a sanctuary for birds and wildlife. The area's rich biodiversity and natural habitats provide a haven for various species, contributing to the delicate ecological balance of our region. Any development that encroaches upon this habitat would disrupt the delicate ecosystem and potentially cause irreparable harm to our local fauna and flora.</p>	<p>See Section 8.11 of the committee report in respect of Biodiversity and Ecology assessment.</p> <p>See Section 8.10 of the Committee report in respect of trees and landscaping. The Council's Arboricultural Officer has been consulted on the application and is satisfied with the proposed tree planting and species.</p> <p>The proposed development would provide sufficient mitigation for protected and notable species as well as other ecological receptors to ensure there would be no significantly adverse permanent impacts notably on bats (noting that the likely impact on some habitats and species are expected to be beneficial).</p> <p>The landscape design for the site would include a combination of grassland, ornamental, native scrub and hedging, marginal planting and wildflower meadows, along with 356 new trees across creating different character areas (i.e., the Northern Entrance Garden, Pine Hillside, wetlands around the SuDS and Clitterhouse Stream, Orchard Play by the existing Clitterhouse Farm Buildings, and meadows). The proposals will result in the enhancement of the Site's biodiversity value as demonstrated by the submitted Biodiversity Net Gain Assessment with 21.4% uplift in Habitat Units, 95.6% uplift in Hedgerow units and 11.4% uplift in River units.</p>
Visual Impact	
<p>The huge soundproofing boards around the pitches are intended to be 3m tall and the fences will be 4.5m tall. This will be an immense eye sore and ruin the natural views across the park.</p> <p>It is the only place where you can actually look further than 20 meters without seeing any buildings and we need to preserve that.</p> <p>Over-development results in the loss of visual amenity and noise. This is evident in the planning application where banks and 3m tall noise barriers and special planting zones are all to be implemented to try and mitigate the costs</p>	<p>See Section 8.7 of the committee report and response to First Round Consultation.</p> <p>The landscape design and planting strategy set out in the Application includes approximately 356 new trees across the Site, selected and located to define and enhance views across the Site and to improve visual amenity, provide definition to spaces, as well as benefits for wayfinding and biodiversity.</p>

Summary of Issue/Representations Received	Officer Response
Flooding	
<p>Much of the project seriously conflicts with BarNET Zero Campaign, including carbon reducing targets and its strategies for mitigating climate change, particularly in areas with high risk of flooding.</p> <p>The park reduces flood risk around Tilling Road which floods regularly.</p>	<p>See Section 8.16 of the committee report in respect of flooding and drainage assessment and Section 8.12 in respect of Energy, sustainability and climate change.</p> <p>The proposed development has been designed to minimise and mitigate the impact of flooding and proposes Significant improvements to surface water drainage across the Site with the use of sustainable drainage features that are integrated into the landscape design as well as provision for future flood storage capacity in the south-east of the playing fields, if required as part of a wider scheme to address flooding caused by the wider catchment of Clitterhouse Stream.</p>
Consultation and Public Engagement	
<p>Object to the lack of engagement you have had with local people. Meeting at 17:30 to get local opinion excludes anyone who is working.</p> <p>Object to only giving one week for locals to raise any objections / concern. This is the second time this has tired to go through... reducing the response time is another way to push this through.</p>	<p>Four rounds of public consultation were undertaken by the Applicant between 2021 and 2022. Details of the consultation responses and number of people who attended the various events are provided in the Statement of Community Involvement submitted with the application and summarised in Section 7 of the committee report.</p> <p>The application was submitted in November 2022. The LPA carried out a 6 week period of public consultation. A further period of consultation was undertaken in April 2023. Officers are satisfied that the application has complied with the requirements of the Development Management Procedure Order and members of the public have had sufficient time to view and comment on the application.</p>
Transport	

Summary of Issue/Representations Received	Officer Response
<p>Health and safety issue regarding the coach drop off point on Claremont Road.</p> <p>The car park is connected to the public road in an unsuitable place.</p> <p>Cycling on the central pathway should be banned.</p> <p>Object to the number of additional car journeys due to the power league type football and hockey pitches.</p> <p>Parking issues due to these pitches.</p> <p>Parking capacity is inadequate in an already heavily congested area.</p> <p>The parking issue has not been addressed, and it is unrealistic to assume that people will solely rely on public transportation</p>	<p>See Section 8.15 of the committee report and response to First Round Consultation.</p> <p>The Council's Transport Officer and TfL have been consulted on the application and consider that the proposed development would not cause any adverse effects on the operation and capacity of the local highway network in respect of vehicular traffic, local bus services, rail, or the London underground.</p> <p>The proposed development includes the creation of a coach drop-off/pick-up layby off the southbound carriageway of Claremont Road in a position to the northwest of the Site. This is intended to facilitate two coaches or five minibuses at any one time, for the purposes of picking up and dropping off only (no parking). The Applicant has also clarified that the proposed car park also provides space for private vehicles to drop-off/pick-up passengers with sports equipment.</p> <p>Temporary and permanent car parking will be included within the town centre of Brent Cross Town to reduce pressure on local parking. A condition requiring a car parking management plan including practically completing any required temporary or permanent car parking within the town centre prior to the Development coming into use, is recommended at Condition 17 within Appendix A.</p> <p>The Applicant has demonstrated that the proposed new vehicular access points and coach drop-off/pick-up layby to be created on Claremont Road are capable of operating safely in view of the type and volume of traffic anticipated to use them. Such works will require further approval of the Local Highway Authority under Section 278 of the Highways Act 1980 (as amended).</p>

Second Round Representations in Support

Summary of Issue/Representations Received	Officer Response
Principle of Development	
<p>Greatly under-utilised space.</p> <p>These plans maintain lots of green areas and improve the aesthetic.</p> <p>It is vital and crucial to provide updated activity spaces for increasing population in the area whilst maintaining the greenery.</p> <p>Moral duty to better utilise this massive empty space for current and future residents whilst maintaining its public green areas (as this plan does).</p> <p>Proposal would be good for the area.</p> <p>This land isn't well used, and the proposal would provide useful amenities, jobs for local people, and a place for different communities to meet and interact.</p> <p>This is needed for the area.</p> <p>This will benefit the area immensely.</p> <p>This will develop 44 acres into a fantastic space for everyone to enjoy. A place where our children can be active in sport and play is so important to our young people.</p> <p>Rejuvenation of Clitterhouse Park is long overdue.</p> <p>Site is a big patch of mud and grass but the plans are going to provide an immeasurably more useful space for residents to enjoy.</p> <p>Lot of dead space at the moment with good space for playing football and letting a dog off the lead (to leave deposits everywhere) but otherwise the space is not valued for much else and underutilised.</p>	<p>See Section 8.1, 8.4 and 8.5 of the committee report.</p>

Summary of Issue/Representations Received	Officer Response
<p>Implausible to say that the benefits of the plans won't offer Barnet residents a more useful, friendly and worthwhile space for them to enjoy and use. The extra lighting might make it safer in winter too.</p> <p>Will be able to play there with my children rather than have to drive up to Montrose Park to enjoy a similar fun park.</p> <p>The local families are crying out for something new and dynamic in this area.</p> <p>These plans have the potential to change lifestyle and add to family wellbeing</p>	
Sports Facilities	
<p>Bloomsbury Football Foundation - a charity and organisation that works across north and central London, focused on the positive impact of football on individuals and communities. The provision of high-quality sports facilities is crucial for fostering a healthy and active lifestyle, encouraging social interaction and improving social mobility.</p> <p>The establishment of a new complex of pitches and outdoor spaces at Clitterhouse Playing Fields would significantly contribute to addressing the enormous demand for accessible sporting facilities in our area and enable organisations like us to provide higher-and-higher quality football to those most in need of it.</p> <p>The availability of quality sports facilities has been proven to have a range of positive effects on the surrounding community, including improved physical and mental well-being, reduced anti-social behaviour, and increased community cohesion.</p> <p>This project represents an exceptional and necessary opportunity to promote active lifestyles, foster community engagement, and empower young individuals through the power of sport.</p> <p>Think it is very important to have new astro playing fields on site.</p> <p>This location will mean LAFC grassroots club will be able to have better training ground conditions</p>	<p>See Section 8.4 of the committee report.</p>