

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 23<sup>rd</sup> April 2013

**Report of**  
Assistant Director - Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham Tel: 020 8379 3848  
Sharon Davidson Tel: 020 8379 3841  
Mr S. Newton Tel: 020 8379 3851

**Ward:** Chase

**Application Number :** P13-00435PLA

**Category:** Other Development

**LOCATION:** LAND SOUTH SIDE OF WHITEWEBBS LANE, INCORPORATING  
ROLENMILL SPORTS GROUND AND LAND REAR OF MIDDLETON HOUSE, BULLS  
CROSS, ENFIELD, EN2 9HA

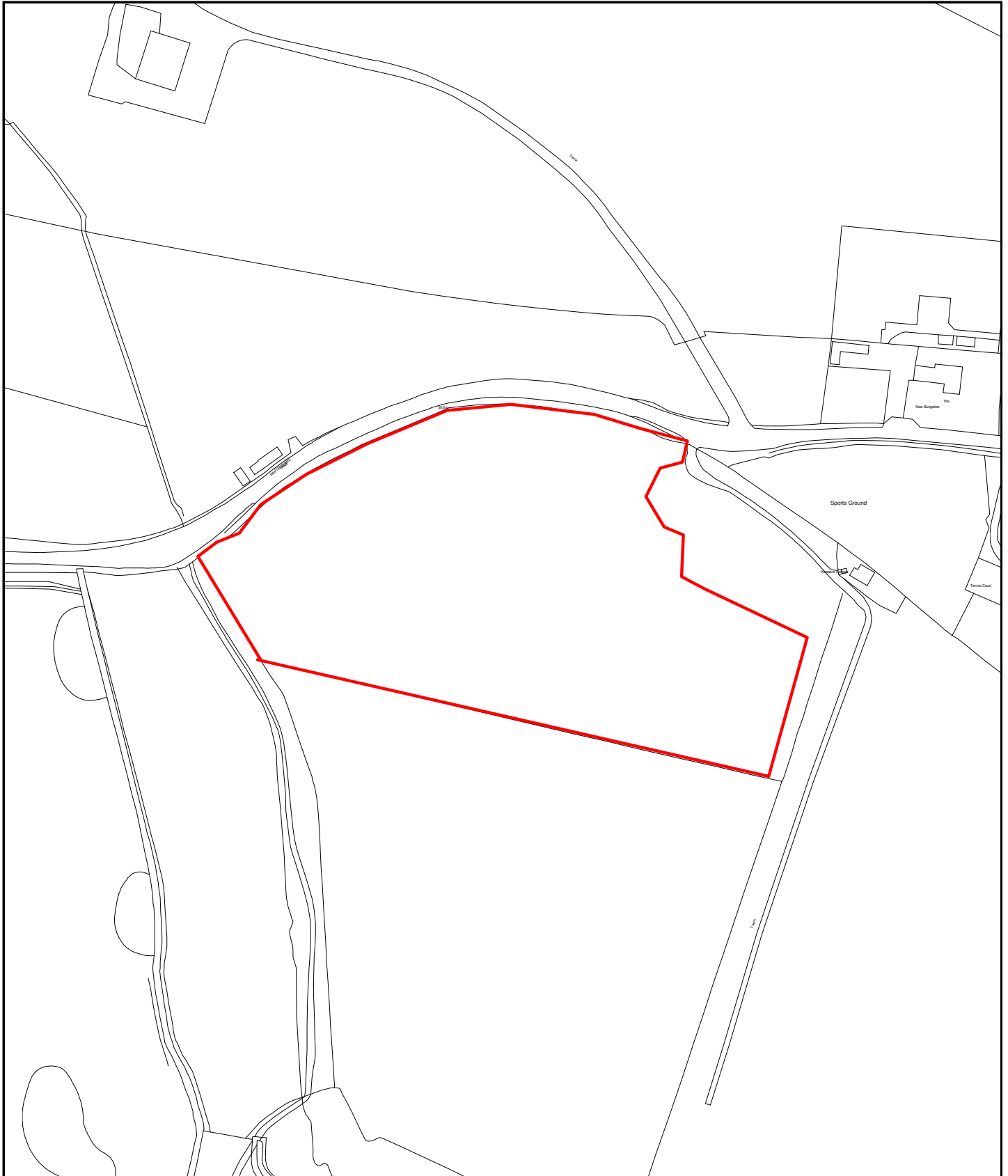
**PROPOSAL:** Proposed extension to ecological area and associated re-contouring of the site known as the 'Western Field'.

**Applicant Name & Address:**  
Tottenham Hotspur Football & Athletic Co  
C/O Agent

**Agent Name & Address:**  
Richard Serra,  
Savills  
Ground Floor  
City Point  
29 King Street  
West Yorkshire  
Leeds  
LS1 2HL

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions.



## Development Control



Scale - 1:2500  
Time of plot: 15:13

Date of plot: 10/04/2013

## **1. Site and Surroundings**

- 1.1 An open field bordered by Whitewebbs Lane to the north, the Tottenham Hotspurs training facility to the west and Archer's Wood to the south.
- 1.2 The entire site falls within the Green Belt, the Forty Hill Conservation Area, and the Enfield Chase Area of Special Character (AoSC). Archer's Wood is designated as a Site of Metropolitan Importance for Nature Conservation (SMINC).

## **2. Proposal**

- 2.1 Permission is sought for the proposed extension of the existing ecological area and associated re-contouring of the site known as the 'Western Field'.
- 2.2 The development will involve the re-contouring of the field through the provision of an earth bund of approximately 2m in height around the perimeter of the field, with planting over.
- 2.3 The proposal does not seek to bring the Western Field within the Training Centre.
- 2.4 The existing ecological area within the Western Field will be extended from 0.9ha to 2.06ha.

## **3. Relevant Planning Decisions**

- 3.1 TP/07/1623 - Construction of a football training centre comprising a building incorporating training and associated facilities, ancillary buildings and plant, external pitches, access roads, parking, pathways, fences and external lighting. – Granted at Planning Committee on 11/04/2008.
- 3.2 TP/07/1623/DP5 - Details of Ecological Management Plan and Ecological Construction Method Statement submitted pursuant to condition 15 of approval under Ref:TP/07/1623 for construction of a football training centre. Granted on 08/09/2008.

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

#### Traffic & Transportation

- 4.1.1 It is advised that there are no objections.

#### Biodiversity Officer

- 4.1.2 It has been advised that the site may be inhabited by reptiles and additional survey work will be required to establish the presence or otherwise of any protected species.

#### Conservation Advisory Group

4.1.3 Objections are raised against the proposed development. In addition the following points have been raised:

- One of the main motivations appears to be to further conceal the training ground from public footpaths.
- The bunds will reduce views across the countryside here and make the footpaths quite enclosed. This was not considered to be an improvement to the character of the area.
- The chain link fence should be replaced with something that retains views through it. Why the applicants have applied for this now (rather than with the initial applications) is questioned.
- The Biodiversity Officer should be consulted on whether the planting scheme is in accordance with the permissions.

## 4.2 Public response

4.2.1 Letters were sent to six neighbouring occupiers in addition to site publicity. One letter of objection has been received raising the following points:

- The Western Field is the only piece of land taken by Spurs that has not been altered.
- It is already an ecological zone in that it is a rare habitat in this area – grassland.
- It would be far better managed as a wild flower meadow, which is the habitat we are short of in this area.
- Putting raised bunds around the edge of the field is just a way for Spurs to extend their recycling area and keep it hidden from view.
- Spurs do not have much interest in conservation – if they had they would not have planted laurel bushes around the perimeter of the site.
- The Western Field is attractive to look at. It gives a sense of space as one looks across it.
- It is part of the land of the Forty Hall Estate.
- Walking along Whitewebbs Lane or along the new footpath through the woods, outlook will be blocked by a raised bund.
- The development is inappropriate for the area and will be detrimental to its overall appearance.

## 5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27<sup>th</sup> March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed

criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

#### 5.4 The London Plan

Policy 5.1	Climate change mitigation
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 7.4	Local character
Policy 7.8	Heritage assets and archaeology
Policy 7.16	Green Belt
Policy 7.18	Protecting local open space and addressing local deficiency
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands

#### 5.5 Local Plan – Core Strategy

CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP33:	Green Belt and countryside
CP34:	Parks, playing fields and other open spaces

#### 5.6 Saved UDP Policies

(II)G6	Areas of Special Character
(II)G11	To ensure that new developments in the green belt do not have a detrimental impact on the surrounding landscape.
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing

#### 5.7 Submission version DMD

DMD47	New Roads, Access and Servicing
DMD71	Protection and enhancement of Open Space
DMD78	Nature conservation
DMD79	Ecological enhancements
DMD81	Landscaping
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character
DMD89	Previously developed sites in the Green Belt

#### 5.8 Other Relevant Policy Considerations

National Planning Policy Framework  
Enfield Characterisation Study (2011)  
Forty Hall Conservation Area Character Appraisal

## 6. **Analysis**

## 6.1 Principle

6.1.1 Condition 15 of the original approval for the construction of a football training centre (Ref: TP/07/1623) required the submission of details of an Ecological Management Plan (EMP). The approved EMP (ref: TP/07/1623/DP5) created a woodland habitat strip along the northern boundary of the Western Field, fronting Whitewebbs Lane with the remainder of the field to be used for green waste recycling.

6.1.2 The approval of a smaller area of land to be used for green waste recycling (ref: P12-01774PLA) has resulted in the ability to provide further ecological enhancements. This is accepted in principle, providing that there are no further impacts on any protected wildlife.

## 6.2 Green Belt Considerations

6.2.1 The National Planning Policy Framework (NPPF) confirms that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence (para.79).

6.2.2 The purposes of including land in the Green Belt are to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.2.3. It also confirms that inappropriate development is harmful to the Green Belt and should only be approved in very special circumstances (para.87) and substantial weight must be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations (para.88).

6.2.4 The proposal is not inappropriate development in Green Belt terms as it does not involve any built development or a material change of use of the land. Planning permission is however, required for the earthworks.

## 6.2 Impact on Character of Conservation Area / AoSC

6.2.1 The site falls within an area described within the Enfield Characterisation Study as "2B - Whitewebbs Park and Forty Hall". The three areas that make up this sub area (Whitewebbs, Forty Hall and Myddelton House) are described as being surrounded by agricultural land and small woodlands which provide a rural setting to those landscaped areas. The Study, written whilst the training Centre was under construction, also noted that the Training Centre was creating a more urban and institutional character.

6.2.2 Additional landscaping and ground re-profiling is considered to not harm the overall appearance of this part of the Conservation Area. The bund will help to provide a soft visual screen of the built structures that form the Training

Centre. In addition, a large central area within the Western Field will remain open.

- 6.2.3 It is considered that the development will not detract from the Conservation Area and AoSC and will ensure that the rural character is not undermined but strengthened.

### 6.3 Impact on Neighbouring Properties

- 6.3.1 The nearest residential dwelling, Keepers Cottage, is sited approximately 80m from the nearest part of the any element of the proposed bund. The development will not have any detrimental impact on the amenity of the adjoining occupier.

### 6.4 Highway Safety

- 6.4.1 The development does not raise any additional highway safety concerns. Access for maintenance purposes will continue from the existing western entrance to the wider site.
- 6.4.2 It is proposed that the works are carried out in accordance with the approved construction methodology for the Training Centre. This secures details such as hours of work, wheel cleaning and storage of materials. These will be secured by an appropriately worded condition.

### 6.6 Biodiversity

- 6.6.1 The application site is suitable habitat for reptiles, such as slow worm, adder and grass snake, and the proposals, which involve significant alterations to it, including the construction of a large bund around the perimeter of the site, would impact upon reptiles if they were present. The ecological report identified habitat suitable for reptiles on the site but no reptile survey was undertaken, although it was noted that these areas would be cleared of reptiles prior to works being undertaken. It is likely, unless proved otherwise, that reptiles inhabit the site.
- 6.6.2 All species of reptile are protected under the 1981 Wildlife and Countryside Act as amended and are also a species of principle importance for the conservation of biodiversity included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. This means that they are a priority species as defined in the NPPF and as such are a material consideration in the planning process.
- 6.6.3 The applicant is currently undertaking the additional surveys of the site which will be made available to the LPA prior to the Committee meeting. Members will be updated at the Committee meeting.
- 6.6.4 The presence of reptiles does not necessarily mean that the development could not proceed. The applicant would need to obtain a Licence from Natural England and the LPA is confident that such a Licence would be granted given the previous works on the wider site.
- 6.6.5 In relation to works being undertaken near to existing flora, the applicant advises that the contouring has been designed to ensure that there will be no

impact upon existing trees and hedgerows. Whilst this assurance is welcomed, a condition will be imposed to secure details of such measures.

## **7. Conclusion**

7.1.1 The proposed development is considered to not have any greater detrimental impact on the openness of the surrounding Green Belt or on the historic setting of the surrounding Conservation Area and AoSC.

7.1.2 The proposed development would result in a net gain of ecological enhancements to the site and surrounding area.

7.1.2 That subject to confirmation that there are no reptiles on site or are that appropriate mitigation measures are to be put in place, planning permission be approved for the following reasons:

- 1 The proposed development, will not detrimentally impact on the purposes of including land within the Green Belt and will not harm the openness of the Green Belt, or the setting of the Forty Hall Conservation Area and Enfield Chase Area of Special Character, having regard to Policy (II)G6 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policies 82, 84 & 89 of the Submission version DMD, Policies 7.8 & 7.16 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular sections 9, 11 & 12).
- 2 The proposed development will not unduly impact on the existing amenity of nearby residential occupiers in terms of noise and disturbance, having regard to Policy (II)GD3 of the Unitary Development Plan, Core Policy 33 of the Core Strategy, Policy 68 of the Submission version DMD, Policy 7.15 of The London Plan.
- 3 The development will not lead to conditions detrimental to highway safety on Whitewebbs Lane having regard to Policies (II)GD6 & (II)GD8 of the Unitary Development Plan, Policy 47 of the Submission version DMD, Policy 6.3 of The London Plan, and with guidance contained with the National Planning Policy Framework (in particular section 4).

## **8. Recommendation**

8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. NSC1 Construction Methodology  
The development shall be undertaken in accordance with the submitted Construction Methodology, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment

4. NSC2 Ecological Management Plan  
The development shall be carried out and maintained in accordance with the approved Ecological Management Plan,



unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the ecological interest of the site is maintained and enhanced.

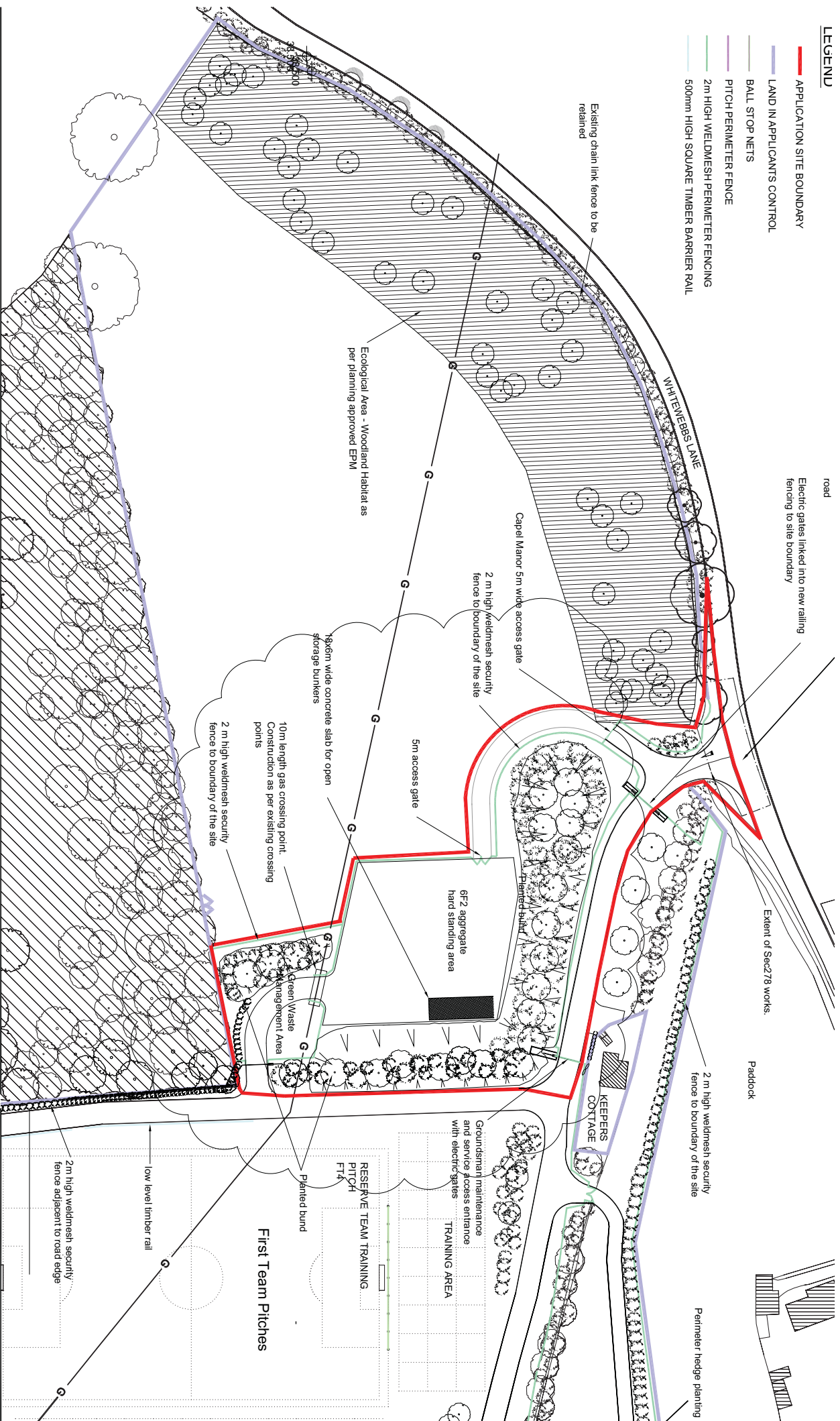
5. NSC3 Tree / Hedgerow Protection  
Prior to the commencement of the development details of measures to protect existing trees and hedgerows shall be submitted to and approved by the Local Planning Authority. The approved measures shall be introduced prior to the commencement of works and shall be maintained throughout the building period.

Reason: To protect existing planting in the interests of amenity.

- 6 C17 Details of landscaping

**LEGEND**

- APPLICATION SITE BOUNDARY
- LAND IN APPLICANTS CONTROL
- BALL STOP NETS
- PITCH PERIMETER FENCING
- 2m HIGH WELDMESH PERIMETER FENCING
- 500mm HIGH SQUARE TIMBER BARRIER RAIL



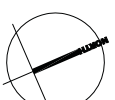
Client  
Tottenham Hotspur Football Club

Project  
Tottenham Hotspur Football Training Centre

Drawing title  
Site Plan (Western Field)

**Revisions**

Revision	Date	Description	By
A	24.08.12	Boundary submission	MB
		Boundary line and bund layout amended	MB



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**File reference**

06242/M00-WF

Drawn by MB

Checked by JB

Date checked 22.06.12

Scale at A3

1:200

Project number

06242

Drawing number

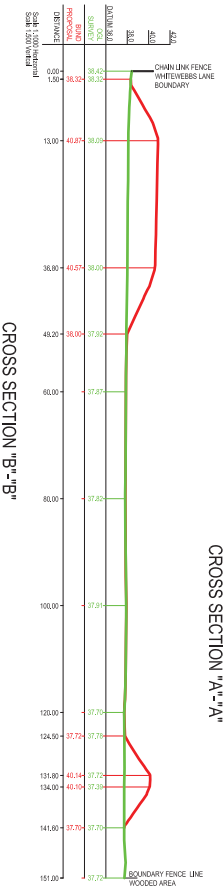
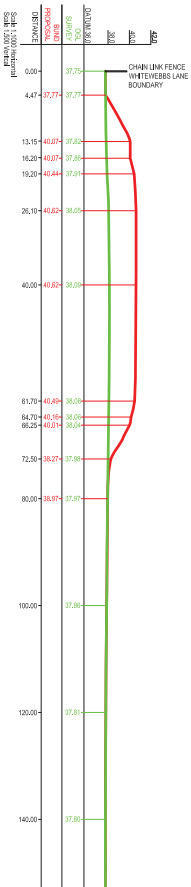
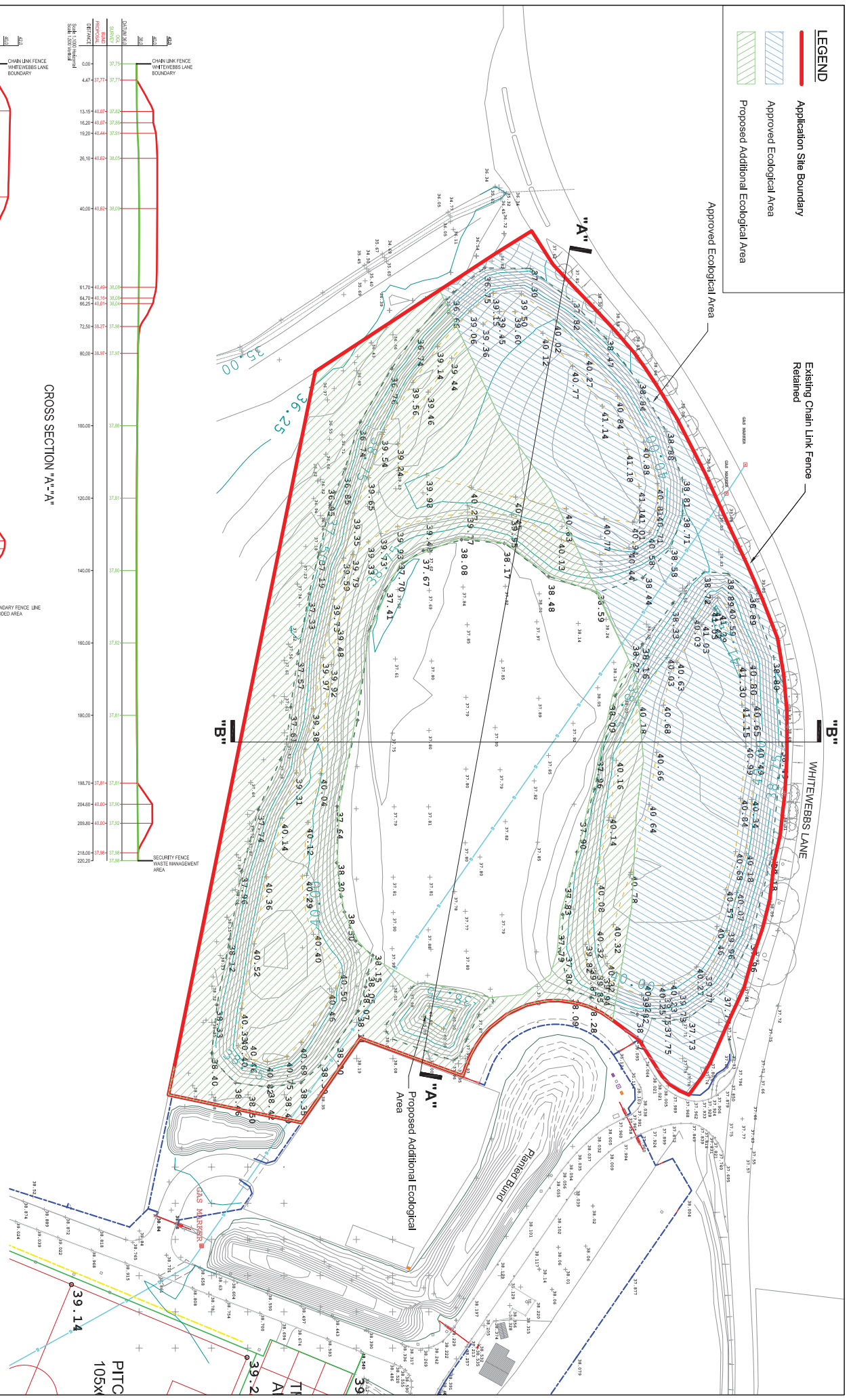
101-WF

Revision

A

**LEGEND**

- Application Site Boundary
- Approved Ecological Area
- Proposed Additional Ecological Area



**PROPOSED BUNDED LANDSCAPING**

**Client**  
 TOTTENHAM HOTSPUR FOOTBALL CLUB  
 FOOTBALL ACADEMY CENTRE  
 BULLS CROSS ENFIELD

**Scale**  
 1 : 1000 @A3

**Date**  
 23-01-13

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