

# Public Document Pack



## **PLANNING COMMITTEE**

Tuesday, 23rd May, 2017 at 7.30 pm  
Venue: Rooms 2 + 3, Dugdale Centre,  
Thomas Hardy House, 39 London Road,  
Enfield, Middlesex, EN2 6DS

Contact: Jane Creer / Metin Halil  
Committee Administrator  
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Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

- **PLEASE NOTE THE VENUE**

## **MEMBERS**

Councillors : Toby Simon (Chair), Dinah Barry, Jason Charalambous, Nick Dines, Ahmet Hasan, Bernadette Lappage, Derek Levy, Anne-Marie Pearce, Donald McGowan, George Savva MBE and Jim Steven

**N.B. Any member of the public interested in attending the meeting should ensure that they arrive promptly at 7:15pm**

**Please note that if the capacity of the room is reached, entry may not be permitted. Public seating will be available on a first come first served basis.**

**Involved parties may request to make a deputation to the Committee by contacting the committee administrator before 12:00 noon on 22/05/17**

## **AGENDA – PART 1 – ITEM TO FOLLOW**

**7. 17/01178/FUL - LAND TO THE SOUTH OF WHITEWEBBS LANE & WEST OF HOTSPUR WAY, ENFIELD, EN2 9AP (Pages 1 - 44)**

RECOMMENDATION: Following the completion of a Deed of Variation to link the original permission to the current application, approval subject to conditions

WARD: Chase

**SENT TO FOLLOW**

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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date :** 23rd May 2017

**Report of**  
Assistant Director,  
Regeneration & Planning

**Contact Officer:**  
Andy Higham  
Andy Bates  
Sean Newton Tel No: 020 8379 3851

**Ward:**  
Chase

**Ref:** 17/01178/FUL

**Category:** Full Application

**LOCATION:** Land To The South Of Whitewebbs Lane & West Of Hotspur Way, Enfield, EN2 9AP,

**PROPOSAL:** Formation of outdoor educational facility comprising ground works to form a nature reserve/ecological enhanced area together with erection of a single storey detached building with basement for education, sports and leisure uses, a 4-pitch Multi Use Sports Pitch with spectator stands and floodlighting, associated car parking and ancillary works.

**Applicant Name & Address:**  
Mr Richard Serra  
c/o Lilywhite House  
782 High Road  
London  
N17 0BX

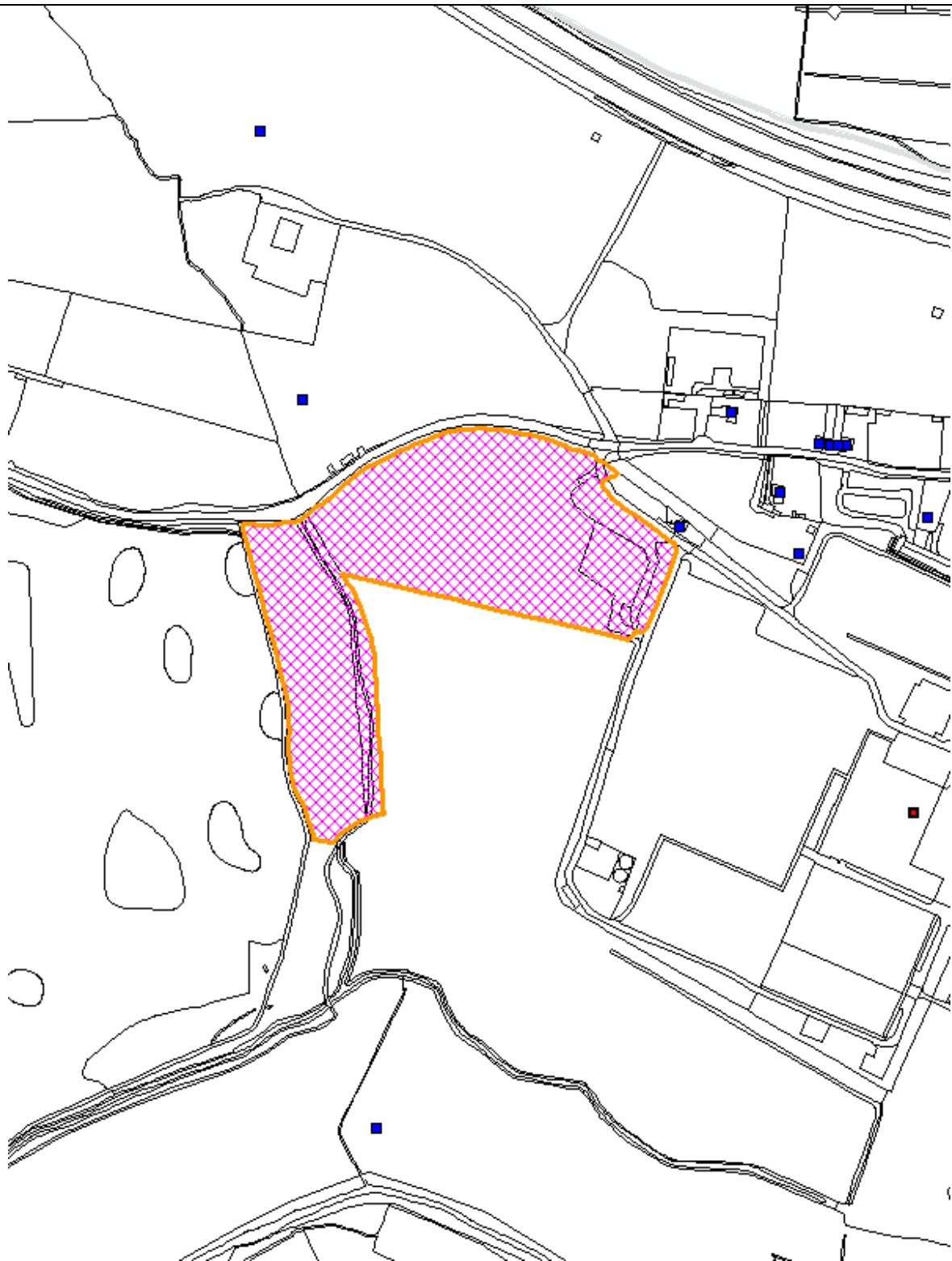
**Agent Name & Address:**  
Mr James Beynon  
Capitol  
Bond Court  
Leeds  
LS1 5SP

**RECOMMENDATION:**

That following the completion of a Deed of Variation to link the original permission to the current application, the Head of Development Management or the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

**Note for Members:**

Ref: 17/01178/FUL LOCATION: Land To The South Of Whitewebbs Lane & West Of Hotspur V



## **1. Site and Surroundings**

- 1.1. The application site consists of a 3.6ha of land known as the Western Field, located in the north-west corner of the Training Centre site, together with adjacent land known as Dicken's Trough Meadow ("Dicken's Trough") (1.8ha), an existing nature reserve.
- 1.2. Part of the Western Field, atop an existing area of hardstanding (approximately 2400sqm), is used by the Club for the storage of some horticultural machinery and for the storage of green waste. The remainder of the Western Field (3.34ha) consists of grassland enclosed by a bund up to 3.5m to 3.9m in height.
- 1.3. Dicken's Trough consists of a range of tree species and scrubland. Some trees (willow) would indicate that the ground can be quite damp. There is no access through the site, however there is a public path and bridleway along the eastern and western boundaries. A stream runs along the eastern boundary.
- 1.4. The application site sits within the Forty Hill Conservation Area and the Metropolitan Green Belt. Dicken's Trough is a designated Site of Metropolitan Importance for Nature Conservation ("SMINC").

## **2. Amplification of Proposal**

- 2.1. Permission is sought for the formation of an outdoor educational facility comprising ground works to form a nature reserve/ecological enhanced area together with erection of a single storey detached building with basement for education, sports and leisure uses, a 4-pitch multi-use pitch with spectator stands for up to 500 people and floodlighting, associated car parking and ancillary works.

### The Western Field

- 2.2. A sports pitch will be created which can potentially be marked out for different age groups. Adjacent to the sports pitch, on its northern and southern sides, spectator stands will be created, to be incorporated into the natural landscape (existing bunds). The north stand (254 seats inclusive of 4 wheelchair accessible bays, plus a centrally located standing area ) will be covered to allow year-round use, including use as an outdoor teaching space). The southern stand will be open and will provide a total of 254 seats (inclusive of 4 wheelchair accessible bays).
- 2.3. Eight telescopic floodlights will be provided around the sports field. When fully extended, these will measure 15m in height, and when fully retracted, they will measure approximately 3.3m in height.
- 2.4. The proposed building will provide approximately 780sqm of floor space over two levels. The ground floor (277sqm) will contain; two classrooms; staff room; admin office; emergency medical facility; toilets; and two store rooms. The basement level will contain: four changing rooms; two medical rooms; a facility management office; laundry room; kit room; equipment store; an IT/comms room; and plant room.
- 2.5. It is proposed that 87% of the floor space will be prioritised for the community use, with the remainder allocated to the Club. It is also proposed that the facilities will be open from 8am to 9pm Monday to Sunday, inclusive of Bank Holidays.

### Dicken's Trough Meadow

- 2.6. Dicken's Trough would comprise a new, extensive and private nature reserve with controlled access. This area would create an ecological educational space that can be used in conjunction with teaching activities at the Training Centre.
- 2.7. The nature reserve will introduce a meandering explanatory boardwalk within a wetland feature, increasing the overall biodiversity value and habitat range, and allowing the ground floor flora to develop. It is proposed to create an extended arm of an existing watercourse within the vicinity of the Training Centre that will enable the creation of a wetland habitat. Access to the nature reserve would be managed and controlled through an integrated footpath system, whilst recognising the existing rights of way that bound the Training Centre.

#### Frequency of Use

- 2.8. The majority use of the facilities will be by local schools and the community. There are 195 days in the standard Enfield academic year, and approximately 90 schools in Enfield at present. The Club are keen to ensure that each school gets at least one day of access to the Environmental Centre and Nature Reserve per academic year. This will allow each Enfield child to visit the facility a minimum of three times during their school life at different key stages of the education curriculum. Approximately 154 days per year will be required for pitch maintenance and the remaining 16 days for other Club and community use.

#### Highways Matters

- 2.9. Access will be provided from the existing junction on Whitewebbs Lane. Parking will be provided for 10 vehicles, 4 accessible parking spaces, up to 4 coaches and 8 cycle parking spaces.

### **3. Relevant Planning Decisions**

- 3.1. There is an extensive history relating to the Training Centre, some of the more relevant applications are listed below:
  - 3.1.1. TP/06/0735 - Construction of a football training centre involving erection of a building incorporating basement, ground and first floor levels with an indoor football pitch with a domed roof, together with a total of 12 1/2 external pitch areas (1 x floodlit grass, 1 1/2 x floodlit artificial surfaced, 10 x grass), installation of mesh fencing and associated pathways, together with erection of groundsman's store, two irrigation water storage tanks, entry lodge with barrier and electricity sub-station. Construction of access road off Whitewebbs Lane with associated car and coach parking, water feature and landscaping. (Revised scheme) – Refused due to concerns over:
    - the very special circumstances did not outweigh the harm to the Green Belt that would be caused by the main building
    - insufficient regard to its surroundings and a failure to minimise environmental impact
    - The proposed access arrangements and traffic generation associated with the site would compromise the free flow of traffic and highway safety on the local road network and this together with the parking arrangements would detract from environmental conditions
  - 3.1.2. 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 with conditions and subject to the completion of a s106 Agreement.

- 3.1.3. P13-00435PLA - Proposed extension to ecological area and associated re-contouring of the site known as the 'Western Field' – granted with conditions.
- 3.1.4. P13-02509PLA - Formalisation of existing car parking to 147 spaces and to include provision for a further 126 spaces to zones 1 and 2 involving new hard standing areas, removal and replacement hedging to boundary of zone 2, including new planting to northern and southern car parks (Part Retrospective). – granted with conditions.
- 3.1.5. P13-03408MMA - Material Minor Amendment to TP/07/1623 for the erection of a covered 500 Seat Spectator Stand to the southern edge of Pitch FT1 with associated minor adjustment to the alignment of the existing site perimeter roadway and associated landscape planting. – granted with conditions
- 3.1.6. P13-03397MMA - Material Minor Amendment to planning permission TP/07/1623 for the re-siting of First Team Training Pitch 3 floodlights to First Team Match Pitch and associated works. – granted with conditions

#### **4. Consultations**

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

###### Conservation Officer

##### **4.1.1. The following comments have been made:**

- I object to the proposed flood lighting; this will be by far the most intrusive part of the application. Although they will be somewhat retractable and thus reduced in size when not in use, I would question the need for floodlighting at all in this location, given the proposed use.
- There is an argument that the proposals would constitute a form of encroachment on the semi-rural area. I commend the applicants efforts to integrate the proposals into the surrounding landscape, but would query whether they go far enough to mitigate the impact on the Conservation Area. The cumulative impact of ancillary works- ie. floodlighting, spectator stands, boundary treatments will contribute greatly to this cumulative change. If minded to approve, these elements must be stringently conditioned.
- The Historic England guidance entitled the Setting of Heritage assets, (2015) states, "Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing views of a building." [p.4]
- I have no objection to the design of the proposed education facility in principle, but would question its proposed massing and scale.
- I welcome the ecological enhancement works in principle but would request further historical analysis of Dicken's Trough Field to support wetland proposals, in line with the comments made by the Local Conservation Group and the CAG.

English Heritage (GLAAS)

4.1.2. The following comments have been made:

- The site lies within an archaeological priority area which has yielded evidence of
- multi-period activity.
- Following a sixty-six trench evaluation in 2009 directly east of the site, only five undated features were recorded. It is therefore considered that the site is considered to have a low archaeological potential.
- This is further supported by evidence from modern aerial photographs which show substantial disturbance and spoil mounding within the site.
- No further assessment or conditions are therefore necessary.

Forty Hill & Bulls Cross Study Group

4.1.3. Objections are raised for the following reasons:

- The proposal neither preserves nor enhances the Forty Hill Conservation Area
  - The application represents encroachment into the undeveloped rural landscape to the west of the main academy development.
  - The proposal is contrary to the character of the Conservation Area. The Conservation Area Character Appraisal states “Any further development in this area, or in the landscape beyond it would be very damaging”.
  - The heritage statement is inadequate, the history of Kamp Field and the Trough have not been fully explored nor have adjacent properties/ significant sites. The Group do not believe the applicant has an adequate understanding of this part of the Conservation Area and therefore cannot make an informed proposal.
- Inappropriate development in Enfield’s Green Belt.
  - The building, of two storeys, albeit one below ground, is substantial and contains office and administration facilities as well as large medical, kitchenette, media rooms. The Group do not believe these facilities are ancillary/ essential to the proposed use.
- Impact on adjoining property.
  - Neighbouring properties in the Conservation Area will be negatively affected, through noise and disturbance (increased traffic, maintenance activities etc.).
  - The enjoyment of the local footpath network will be adversely effected by the proposed development through reduction of openness (by the proposed tree screening and inappropriate planting), noise, and visual impact.
- Design issues
  - The floodlights will be prominent in the landscape, when illuminated they will be visible for a considerable distance in the local area.
  - Although the applicant has supplied various pieces of drainage documentation there has been no analysis carried out on the wider area particularly regarding the trough.
  - The Group objects to the use of the second entrance, this runs contrary to the original main Academy application, which stated its purpose was solely to be ancillary for the site and was not to be used as a main entrance
  - The proposal includes for large stands either side of the pitches; this seems to be contrary to the low key use for school children.



- Traffic and transportation
  - The use of the material recycling area for vehicle parking appears inadequate and poorly specified
  - The junction with Whitewebbs Lane, the Group would ask that you satisfy yourself as to the safety of this access and the impact on the free flow of traffic on the highway
  - The site is poorly served by public transport
- The proposal of a 'wetland' environment Nature Reserve is contrary to the character of the Dickensons Trough field. The Group acknowledge the field has not been well managed by Capel Manor College, but it has and should always retain a meadow-like character
- No boundary treatments specified. The Group are concerned that the current boundary treatments contribute to the significant 'suburban clutter' that makes the general development so deleterious to the Conservation Area. The Group would ask that you satisfy yourself as to the design and positioning of such boundaries so they are in keeping with the historic parkland and do not compromise the historic field patterns (an eight foot high mesh fence would not, in the Study Groups view, be appropriate around Dickensons Trough Field).
- Sustainability. The Group do not believe the building is sustainable: the developer does not appear to state the standard the building is constructed to (BREEAM (Excellent or Outstanding) or similar?), or any carbon offsetting. The financial and social sustainability is questionable and built on goodwill and intentions of a commercial organisation.
- The proposal is contrary to the developers long term plan.
  - The applicant did not mention this development in their long term vision for the site as presented to the Conservation Advisory Group

#### National Grid

- 4.1.4. It is advised that National Grid Gas has no objection because the HP gas pipeline in the vicinity will not be affected.

#### Thames Water

- 4.1.5. In relation to surface water drainage, it has been advised there are no objections with regard to sewerage infrastructure capacity. The developer is responsible for making proper provision for drainage to ground, water courses or a suitable sewer and any connections to the public sewer will require Thames Water approval.
- 4.1.6. In relation to water infrastructure capacity, there are no objections based upon the information provided.

#### Ecology

- 4.1.7. The following comments have been received:
- The Environment Bank document demonstrates how the proposals will result in a net gain for biodiversity (this is based on DEFRA's and The Environment Bank's metrics for biodiversity impact assessments, a system now recognised at a national level).
  - In relation to lighting it is less clear whether or not the proposals will significantly illuminate parts of the site. The numbers show that light levels along the woodland edge are between 0 and 7 lux. Lux levels of 7 lux are likely to reduce

the use of the woodland edge by foraging bats, particularly by the more light-sensitive species such as bats from the genus's myotis and plecotus

- You should therefore seek clarification on this point from the applicant and if you are satisfied that a lighting scheme can be designed to keep light spillage along the woodland edge to a maximum of 2 lux (ideally less) then my advice is that the proposals would have minimal impacts upon bats.
- Conditions are suggested.

#### Environmental Health

4.1.8. The following has been advised:

- Environmental Health have some concerns regarding the potential for noise generation from the proposed development.

#### Traffic & Transportation

4.1.9. It has been advised that no objections are being raised subject to conditions securing an updated site travel plan, cycle parking provision and details of access arrangements.

#### Tree Officer

4.1.10. No objections have been raised but the following points are noted:

- A Tree Protection Plan and Arboricultural Method Statement will need to be conditioned in order to protect the trees on site (Western Field) from development activities.
- Appropriate landscape enhancement will be required on this site via condition
- The proposed management and enhancement to the ecological area known as Dickens Trough Meadow would be welcome and submissions for such should be conditioned. I note that an appropriate boundary treatment for this area will be required to secure the site. It should be minded that this treatment will need to be appropriate to the site so that it 'fits in' with the rural surroundings and is of no harm to existing trees and other flora and fauna at the location.
- The boundary adjacent to the road will also require an appropriate means of secure boundary to prevent the common place 'fly-tipping' that occurs there and debris encroachment into the site, including the water course.

#### Conservation Advisory Group

4.1.11. The Group objects for the following reasons:

- The latest proposal is a further urbanisation of this historic area.
- The application represents encroachment into the undeveloped rural landscape to the west of the main academy development.
- The proposal is contrary to the character of the Conservation Area. The Conservation Area Character Appraisal states "Any further development in this area, or in the landscape beyond it would be very damaging".
- The Group does not believe the facilities within the building are ancillary/essential to the proposed use.
- The floodlights will be prominent in the landscape, when illuminated they will be visible for a considerable distance in the local area.

- Flood risk. Although the applicant has supplied various pieces of drainage documentation there has been no analysis carried out on the wider area particularly regarding the Trough.
- The Group objects to the use of the second entrance, this runs contrary to the original main Academy application, which stated its purpose was solely to be ancillary for the site and was not to be used as a main entrance.
- The proposal includes for large stands either side of the pitches; this seems to be contrary to the low key use for school children.
- The proposal of a 'wetland' environment Nature Reserve is contrary to the character of the Dicken's Trough field. The Group acknowledge the field has not been well managed by Capel Manor College, but it has and should always retain a meadow-like character.
- No boundary treatments specified. The Group are concerned that the current boundary treatments contribute to the significant 'suburban clutter' that makes the general development so deleterious to the Conservation Area. The Group is concerned that the design and positioning of such boundaries are in keeping with the field patterns (an eight foot high mesh fence would not be appropriate around Dicken's Trough Field)

#### The Enfield Society

4.1.12. The following comments have been provided:

- support the development of the educational facility and the environmental improvements.
- important that access to the nature reserve, including on occasions the use of the classroom for school visits, should be available quite independently of the requirement to bring some pupils to play football.
- Any conditions should ensure that the pitches are available for school sports other than football (e.g. rounders and cricket) to ensure maximum school use.
- If floodlighting is agreed, (and we do not believe that this is essential for school use) planning conditions should ensure time limits and the use of retractable floodlights in order to minimise the impact on the surrounding nature reserve.
- Planning conditions should also ensure that an appropriate long term maintenance regime is in place for the nature reserve.

#### The Met Police

4.1.13. Objections are raised, subject to securing Secured by Design standards.

#### **4.2. Public response**

4.2.1. Letters were sent to 19 adjoining and nearby residents in addition to statutory site and press publicity. As a result, three letters of objection have been received raising some or all of the following points:

#### Amenity Issues

- granting this application will greatly diminish my quality of life (Keepers Cottage)
- At present, the noise emanating from the land intended for further development under this application is intolerable. The noise of balls being kicked around and the bawling & shouting of participants is already beyond acceptance. To add to this, further football pitches and a seating area for spectators will make living near this development a nightmare.

- Keepers Cottage is now totally surrounded by security fencing installed by Tottenham Hotspur and whereas it used to be a pleasant location to live, it is now blighted by noise all day, and light pollution by night.
- Should Enfield Council decide to grant this application, then a condition should be that there should be no extra noise or light pollution affecting Keepers Cottage.

#### Impact on Character of Area

- Was under the impression that the land intended for development was to be turned into a nature reserve.
- The idea of moving the promised nature reserve further West along Whitewebbs Lane and taking yet more land from the much reduced Forty Hall Farm is anathema. It seems that Tottenham Hotspur Limited will never be content with their gains until they are halted and their malignant expansion halted.
- There is clearly an ongoing strategy in place to expand their facility, and thereby destroy Green Belt land, by stealth. Now is the time to say "no", and stop this ongoing encroachment

#### Other matters raised

- What a shame that Tottenham Hotspur Limited didn't bother consulting with the residents most closely affected by these proposals.
- There is a clear intention within this planning application to muddy the waters in terms of a proposal which directly benefits some Enfield residents, and another which clearly seeks to permanently destroy Green Belt countryside.
- The proposals to provide educational facilities are welcomed, but some of these were already provisioned within the original planning proposal for the training ground some years ago?
- The proposal for the pitch with spectator stands and floodlights within the Green Belt should be rejected as there is no urgent need for this facility for Tottenham Hotspur, and it provides no benefit at all for the people of Enfield. It does not meet the strict criteria for the release of Green Belt land, set down by the Government.
- Planning officers should demand that the two distinct proposals within this application are resubmitted as separate applications, in order that they can be assessed on their own merits.
- Affect local ecology.

4.2.2. One letter of support was received, stating that *"it would be a superb facility for the schoolchildren of Enfield and the community as a whole"*.

## **5. Relevant Policy**

### **5.1. The London Plan**

Policy 2.18	Green infrastructure: The multi-functional network of green and open spaces
Policy 3.18	Education facilities
Policy 3.19	Sports facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks

Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.14	Improving air quality
Policy 7.15	Reducing and managing noise
Policy 7.16	Green Belt
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands
Policy 8.2	Planning obligations
Policy 8.3	Community infrastructure levy

## 5.2. Core Strategy

CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP28:	Managing flood risk through development
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP36:	Biodiversity
CP46:	Infrastructure contributions

## 5.3. Development Management Document

DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space / Vertical Surfaces
DMD56	Heating and Cooling
DMD57	Responsible Sourcing of Materials
DMD58	Water Efficiency

DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD81	Landscaping
DMD82	Protecting the Green Belt
DMD84	Areas of Special Character

#### 5.4. Other Relevant Policy Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
LBE S106 SPD  
Enfield Characterisation Study  
Forty Hill Conservation Area Character Appraisal (2015)  
Historic England: The Setting of Heritage Assets: Historic Environment Good  
Practice Advice in Planning: 3  
Community Infrastructure Levy Regulations 2010

## 6. **Analysis**

### 6.1. **Principle**

- 6.1.1. Under the terms of a Section 106 Agreement dated 11 April 2008 and separate Lease Agreement dated 30 January 2009, the Club are legally obligated to deliver a series of community-based obligations within the Training Centre and to create a new Nature Reserve within the Western Field. The application re-provides the community based obligations in a purpose-built facility, for which the principle is accepted, however all material planning considerations must be satisfied.
- 6.1.2. Enhancements to an existing nature reserve are acceptable in principle.

### 6.2. **Heritage Considerations**

#### Statutory background

- 6.2.1. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("Listed Buildings Act") confirm that special attention shall be paid to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of that area (s.72). As confirmed by the Court of Appeal (Civil Division), the decision in Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137, it was concluded that where an authority finds that a development proposal would harm the setting of a listed building or the character and appearance of a conservation area, it must give that harm "*considerable importance and weight*".
- 6.2.2. Further case law has confirmed the correct approach to be taken when assessing applications with heritage considerations e.g.

- The Forge Field Society & Ors, R v Sevenoaks District Council [2014] EWHC 1895 (Admin);
- R. (on the application of Hughes) v South Lakeland DC [2014] EWHC 3979 (Admin);
- Pugh v Secretary of State for Communities and Local Government [2015] EWHC 3 (Admin);
- Jones v Mordue [2015] EWCA Civ 1243; and
- Forest of Dean DC v S of S and Gladman [2016] EWHC 421

#### National Guidance

- 6.2.3. Section 12 of the National Planning Policy Framework (“NPPF”) (Conserving and enhancing the historic environment) advises LPAs to recognise heritage assets as an “*irreplaceable resource*” and to “*conserve them in a manner appropriate to their significance*” (para. 126).
- 6.2.4. When determining planning applications, LPAs are advised to take into account of:
- “*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness*” (para.131)
- 6.2.5. Section 12 of the National Planning Policy Framework (“NPPF”) (Conserving and enhancing the historic environment) advises LPAs to recognise heritage assets as an “*irreplaceable resource*” and to “*conserve them in a manner appropriate to their significance*” (para. 126). It is also advised that “*great weight should be given to the asset’s conservation*” (para.132). Proposals that lead to substantial harm or loss should be refused unless it meets with the test identified at paragraph 133. Where a development will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para. 134). In addition, at paragraph 137, LPAs are also advised to look for opportunities for new developments within Conservation Areas and within the setting of heritage assets to better reveal their significance. Where a proposal preserves those elements of the setting that make a positive contribution should be treated favourably.
- 6.2.6. The setting of a heritage asset is defined at Annex 2 of the NPPF as: “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*”. The NPPG advises that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which the asset is experienced is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.
- 6.2.7. The National Planning Practice Guidance (“NPPG”) provide some guidance on the term “public benefit” at paragraph 20:

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

*Public benefits may include heritage benefits, such as:*

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation”*

6.2.8. A “benefit” is not limited solely to heritage benefits but also to all material planning benefits arising from a particular scheme, providing that they meet with the relevant policy tests for conditions and obligations.

6.2.9. The NPPG also advises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also advises that conservation is an “*active process of maintenance and managing change*”. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

6.2.10. Significance, as advised within the NPPF derives not only from a heritage asset's physical presence but also from its setting. When assessing significance, it is advised that great weight should be given to the asset's conservation and the more important the asset, the greater the weight to be applied. Where a development leads to less than substantial harm to the significance of the heritage asset, the harm should be weighed against the public benefits of the proposal, including its optimum viable use. The NPPG advises that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. It does also advise that ‘substantial harm’ is a high test, so may not arise in many cases.

#### Local Plan

6.2.11. Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise, as confirmed at s.38(6) of the Planning and Compulsory Purchase Act 2004 (“the 2004 Act”) and s.70(2) of the Town and Country Planning Act 1990 (“T&CPA 1990”). The Local Plan, as confirmed at s.38(2) of the 2004 Act, comprises of: the Spatial Development Strategy for Greater London (“London Plan”) (inclusive of FALP 2014), the Enfield Plan Core Strategy 2010-2015 (“Core Strategy”) and the Development Management Document (“DMD”).

6.2.12. London Plan policy 7.8 (Heritage Assets and Archaeology) advises that at a strategic level, London's heritage assets and historic environment should be identified. Core Policy 31 (Built and Landscape Heritage) confirms that the Council will implement national and regional policies and work with partners to “*pro-actively preserve and enhance all of the Borough's heritage assets*”.

6.2.13. Policy DMD44 (Preserving and Enhancing Heritage Assets) confirms the following:



1. *Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused*
2. *Development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing*
3. *All applications affecting heritage assets or their setting should include a Heritage Statement. The applicant will also be required to record and disseminate detailed information about the asset gained from desk-based and on-site investigations. Information should be provided to the Local Planning Authority, Historic Environment Record and English Heritage. In some circumstances, a Written Scheme of Investigation will be required.*

#### Forty Hill Conservation Area Character Appraisal

6.2.14. The site falls within the north-east corner of the Forty Hill Conservation Area and also within the Whitewebbs Park and Forty Hall Area of Special Character. The site does not fall within a specific Character Area, however the summary of special interest of the conservation area as a whole is provided at paragraph. 3.1.1 of the Character Appraisal:

- *The long history of occupation.*
- *The presence of the intact core of three historic country estates - including the houses, kitchen gardens, stables and immediate settings of formal gardens and parkland.*
- *The survival of three historic hamlets, each with a distinctive, linear settlement pattern.*
- *The presence of extensive open land. This helps to preserve the individual nature of each settlement and gives the historic estates and hamlets an attractive landscape setting, particularly where it is parkland, woodland or agricultural land rather than playing fields. The setting of Forty Hall and Myddelton House are particularly enhanced by the shallow valley around the Turkey Brook, which facilitates good views of both houses.*
- *The architectural quality of many of the buildings. The Conservation Area contains a variety of important historic buildings, ranging from simple vernacular houses and spacious classical houses, to a house (Forty Hall) of outstanding national importance. Together, these buildings make a major and significant contribution to the character and appearance of an interesting and attractive area.*
- *Distinctive property boundaries. A mixture of high walls, hedges, railings and picket fences gives each character area a highly distinctive appearance. In addition, high boundary walls or hedges define and enclose the public frontages of the three country estates.*
- *The absence of extensive modern development in the area. The appearance, superficially at least, of much of the area has not significantly altered since the 19th century. This creates the pleasing impression that the area has been bypassed by modern life. A major recent exception is the football training ground, which intrudes on what was previously an undeveloped agrarian landscape, of considerable archaeological and historic significance.*

6.2.15. At para.4.1.1 of the Character Appraisal, it is recognised that although there are different pressures for each character area, a number of common pressures are identified:

- *Inappropriate alterations to buildings*
- *Poor quality treatment of property boundaries*
- *Poor quality street works*
- *Derelict or untidy buildings or land*
- *Loss of the traditional settlement pattern -*
- *Erosion of quality and character of Forty Hall park and farm*
- *The impact of municipal-style playing field and the football training grounds west of Myddelton House - playing fields are a key element of this area, particularly in the north. While these make a valuable contribution in terms of preserving open space, poor quality boundaries, prominent infrastructure, utilitarian ancillary buildings and large areas of featureless, close-cropped grass give them a municipal and urban appearance which is detrimental to the area's special character*
- *The conversion of single dwellings into multiple-occupancy dwellings*

6.2.16. What must therefore be determined is whether any of the elements proposed will harm the significance of the various heritage assets, having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of a conservation area (s.72)

6.2.17. If any harm is identified, great weight must be given to that harm. Further to this, as advised above, if substantial harm or total loss to significance is identified, it would need to be established whether there are any substantial public benefits that would outweigh the identified harm or loss or the tests identified at para.133 of the NPPF are met. If there is less than substantial harm, the harm is to be weighed against the public benefits of the proposal, and for undesignated heritage assets, a balanced judgement must be made having regard to the scale of any harm or loss and the significance of the heritage asset. It should be noted that benefits are not limited to heritage benefits but to all material planning benefits capable of meeting the policy tests.

6.2.18. There are several heritage assets upon which the impact of the development was considered against, and these were identified within the supporting Heritage Statement. None of the listed buildings are considered to be harmed by the proposed development primarily due to distancing and intervening structures or landscape features such as hedges or road.

6.2.19. With regard to the conservation area, the site does not fall within any of the identified character areas. Nevertheless, justification for the provision of the Training Centre within the conservation area was rehearsed with the original planning application (ref: TP/07/1623), which in summary concluded that:

- the site is visually contained due to the presence of hedgerows and dense tree belts and woodland;
- the limited impact of the development site on surrounding historic landscape;
- the limited impact on character of the Forty Hill Conservation Area;
- the preservation of the immediate setting of Forty Hall park;
- the preservation and enhancement of the immediate setting of Myddelton House; and
- the enhancement of distant views from Forty Hall through the demolition of the former sports pavilions.

6.2.20. Having regard to the above, the site will continue to be contained by hedgerows, tree belts and woodland and is located even further away from the important viewing corridors of Forty Hall and Myddelton House. The character, setting and special interest of the designated and undesignated heritage assets will not be harmed from the development proposal.

#### Archaeology

6.2.21. In relation to archaeology, as advised by English Heritage (GLAAS), although the site is within an archaeological priority area, excavation trenches dug in 2009 only yielded 5 undated features. In this instance, an archaeological condition is not required.

#### Summary of Heritage Considerations

6.2.22. Having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of a conservation area (s.72) the proposal has been assessed against the identified heritage assets as set out above. It is considered that the development proposals will not lead to any harm to the designated or undesignated heritage assets having regard to Policy 7.8 of the London Plan, Core Policy 31, Policy DMD44 of the Development Management Document, and with section 12 of the NPPF. The development proposals must therefore now be assessed against any other material considerations, in accordance with s.38(6) of the 2004 Act and s.70(2) of the T&CPA 1990.

### **6.3. Green Belt Considerations**

6.3.1. The 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).

6.3.2. 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.

6.3.3. 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).

6.3.4. The construction of new buildings, as advised at paragraph 89, is inappropriate in the Green Belt unless it is one of the exceptions as outlined below:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 6.3.5. The provision of the playing pitch is ancillary to the wider use of the site as a football training centre, an appropriate use within the Green Belt. The proposed building, with its classrooms and changing rooms supports the function of the training centre, and due to its size (above ground) is also considered appropriate in Green Belt terms.
- 6.3.6. Two stands are proposed either side of the pitch with a total seating capacity of 508 (and some standing capacity in the northern stand). Sports stands provide spectator accommodation, therefore in light of Green Belt policy, the proposed stand must be considered as an appropriate facility for outdoor sport. Consideration must therefore be given as to whether the stand preserves the openness of the Green Belt and whether there is any conflict with the purposes of including land within it. The stands will be constructed into the bunds, therefore it is considered that there is no conflict with any of the purposes for including land within the Green Belt. This is unlike the extant permission which involved one 500 seat, freestanding stand, for which due to its size and location was considered to be encroachment into the countryside thus requiring very special circumstances to be demonstrated.
- 6.3.7. The Training Centre would continue to operate effectively without the provision of this facility, however providing a dedicated teaching space adjacent to an existing SMINC which will be enhanced (in addition to the enhancements to the Western Field), will result in a greater benefit to schools and the community than the existing offer.
- 6.3.8. Having regard to the above, it is considered that there is no harm to the open character of the Green Belt having regard to Policy 7.16 of the London Plan, Core Policy 33 and DMD82 of the Development Management Document, and with section 9 of the NPPF.

#### **6.4. Impact on the Character of the Area**

##### Design

- 6.4.1. The NPPF (section 7) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. London Plan policies 7.4 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards *“a positive relationship between urban structure and natural landscape features...”*
- 6.4.2. The design of the building is considered to be a sensitive response to the constraints on the site, having taken its design cues from the player accommodation development at Myddelton Farm. Materials have been chosen from a palette that is

consistent with the surrounding area, helping the development as a whole to blend into its surroundings.

- 6.4.3. The north, south and east elevations will be in grey/silver timber cladding and The roof will be a gently sloped green roof design falling to the east. adjacent ground surface materials will be a combination of yellow/grey mix bonded gravel and timber decking. An outdoor teaching space will adjoin the building immediately to the west. This area will be partly covered with a tensile canopy structure.

## 6.5. **Impact on Neighbouring Properties**

### Loss of Outlook / Light / Overlooking / Loss of Privacy / Distancing

- 6.5.1. The nearest dwellings to the development site are Keepers Cottage and Nos.1&2 Whitewebbs Cottages. Given the single storey (above-ground) nature of the proposed Environmental Centre, there will be no impact on those residential occupiers in terms of loss of outlook / light / overlooking / loss of privacy, having regard to Policy 7.6 of the London Plan, Core Policy 30, Policies DMD10 of the Development Management Document.

### Noise / Lighting

#### *Noise*

- 6.5.2. Paragraph 123 of the NPPF considers noise impacts of development. It confirms that policies and decisions should aim to:
- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
  - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
  - recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
  - identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
- 6.5.3. Core Policy 32 ("Pollution") confirms that the council will work with its partners to minimise noise and light pollution. DMD68 ("Noise") states that developments that generate or would be exposed to unacceptable level of noise will not be permitted.
- 6.5.4. To assist in the consideration of any potential noise impact, an Environmental Noise and Impact Assessment ("Noise Assessment") has been provided which has considered the likely future noise climate on students and nearby residents from the use of the building and the football pitches. The Noise Assessment concludes that the most affected rooms within the proposed educational building will be deemed acceptable following the implementation of reasonably practicable mitigation measures such as found in the building fabric (type of glazing/ventilation). The Noise Assessment also concludes that the use of the pitch and spectator stands will have a negligible impact on neighbouring occupiers. Although an assumed worst-case scenario indicated the possible need to review the efficacy of mitigation measures

when the existing noise climate at the most affected receptor was considered, this need was considered to be superfluous. The attention of officer's has also been drawn to the provisions of the NPPF with regard to noise (in particular, bullet point 3 of para.123), which is provided above.

- 6.5.5. The provision of the playing pitch and its use is consistent with the wider use of the site and any noise emanating from its use must have regard to this. In this respect, during daylight hours and in particular during school hours, the use of the pitch will not have an unacceptable additional impact on the amenity of adjoining and nearby residential occupiers. The provision of floodlighting (discussed below) however, allows for the potential use of the proposed pitch beyond regular school hours (the application seeks until 9pm each night) and a greater understanding of how this operates is required. It should be noted that the nearest existing pitch, "FT4", is located 65m south-east of Keepers Cottage but is not floodlit and therefore its use is more limited, while the nearest existing floodlit pitch ("FT1") is sited approximately 260m from Keepers Cottage. The proposed pitch is 103m from Keepers Cottage.
- 6.5.6. In addition, the proposal includes stands to the north and south which will have a total seating capacity for 508 persons, although it is also noted that the northern stand also includes an area for standing. The supporting documents indicate that the partially covered northern stand will also be used as an external teaching space. Whilst there is no issue with the stands in terms of Green Belt policy, given the close proximity of Keepers Cottage in particular and a worse-case scenario of the stands being filled to capacity into the late evening when it is not unreasonable to expect noisy activity to have been reduced (if not stopped), some control over their use beyond regular school hours may be required but certainly a greater level of control will be required beyond 21:00 hours including Sundays and Bank Holidays.
- 6.5.7. With regard to noise impact from any development, it is important to look beyond numbers and understand what the noise actually is. In relation to the application, the acoustic consultant has used L(A)eq measurements to make their case; a L(A)eq is an equivalent sound level over a measurement period (i.e. an average sound pressure level). The issue with looking at the L(A)eq is that it does not show the impact of single events during the game, such as players shouting regularly through 90 minutes of football or the whistle of referees and spectators cheering. The submitted Noise Assessment does have two single event measurements in Table which are much higher than the L(A)eq. The Noise Assessment considers that the noise emanating from the M25 is greater and constant, therefore reduces the impact from single events to negligible. What should be considered however, is that traffic noise is very different to football noise; traffic noise is a constant hum and blends into the background for any listener, whilst noise from people playing football varies significantly throughout the game length (shouting, whistles) and is noticeable all of the time, and not filtered out. Therefore players and spectator noise will clearly stand out for residents in proximity to it and there will be a loss of amenity in gardens.
- 6.5.8. As mentioned above, officer's attention has been drawn to the provisions of the NPPF and in particular to a particular bullet point, however, it is by looking at paragraph 123 of the NPPF as a whole that it is considered that a some degree of control is required for the introduction of noisy activity nearer to residential properties.
- 6.5.9. It should also be noted that the applicant advises that they would be prepared to relinquish an extant permission for a 500-seater stand which does not expire until 20 January 2018 (ref: P13-03408MMA), however the approved stand is sited in a less sensitive location with regards to residential amenity, being approximately 340m south east of Keepers Cottage.

### *Lighting*

- 6.5.10. Given the sensitivities of the site, adjacent to residential dwellings, areas of wildlife habitat, and Green Belt, a lighting scheme would need to be designed to minimise the impact on these elements (light spillage / light trespass), whilst obviously providing the necessary level of lighting for functional use.
- 6.5.11. A Lighting Impact Assessment ("Lighting Assessment") has been provided, which recognises the sensitive receptors identified above and provides recommendations to limit light spillage onto those receptors. This includes:
- Flat cut-off lanterns or accessories will be used to shield or direct light to where it is required;
  - Limit the times when lights will be on to provide dark periods, as adaptive lighting can tailor the installation to suit both human health and safety as well as wildlife needs;
  - Daylight sensing with time-clock override to prevent system operation during daylight hours;
  - Use narrow spectrum light sources to lower the range of species affected by lighting;
  - No feature lighting to be used to exhibit ecological features;
  - Use light sources that emit minimal ultra-violet light;
  - Avoid white and blue wavelengths of the light spectrum to reduce insect attraction;
  - An average low level of 5 lux for pedestrian routes with luminaires distributing light downwards focusing on paths and away from fenestration.
- 6.5.12. The nearest residential dwelling is Keepers Cottage, located 108m east of the nearest proposed floodlight. When extended to their full height (18m) the lighting columns should be visible above the vegetation, however directional lighting will prevent spillage beyond their immediate area. It is noted that the permission relating to the creation of the Training Centre (ref: TP/07/1623) allows for the floodlights to be on until 20:30 hours but those lit pitches are at a greater distance from Keepers Cottage (approximately 260m). It is the additional hours gained from the use of the proposed floodlights and the associated noisy activity which could potentially lead to harmful impacts on neighbour amenity beyond 21:00 hours in an area, which as discussed above, currently does not generate such noisy activity.
- 6.5.13. Having regard to the above, it is considered reasonable that a condition is placed upon the hours of use for the proposed floodlighting, which would in turn limit the noisy activity (players, spectators, whistles) nearer to the residential occupiers. Through a limitation of the proposed hours it is considered that the development will not unduly impact on the existing amenity of neighbouring occupiers with regard to noise and disturbance, having regard to policy 7.15 of the London Plan, Core Policy 32, Policy DMD68 of the Development Management Plan.

## **6.6. Traffic and Highway Considerations**

### Traffic Generation / Parking

- 6.6.1. The new environmental, education and sports centre will not generate a significant number of trips. The education use of the building will provide space for up to 60 pupils at one time and these will typically arrive by coach from local schools. It is

anticipated that the pupils will stay at the proposed new facility for the day and therefore there are only expected to be 1 or 2 coach arrivals that would bring all the pupils and staff, during the morning and transport the pupils back again in the afternoon. It is not anticipated that the facility will be used every day, and during the school holiday periods there will be no school visits to the facility

- 6.6.2. Only 4 additional part-time staff will be employed as a result of the proposed new facility and therefore there will be no significant trip generation associated with staff. The vehicular use of the Western Field site entrance is anticipated to be only slightly more than currently experienced at the same entrance.
- 6.6.3. Cycle parking provisions will be located adjacent to the Environmental Centre and will provide provisions for 8No. cycle spaces. Similarly, the scheme will utilise the existing provision and spaces laid out at the Training Centre.

#### Access / Servicing

- 6.6.4. It is intended that the facility will be semi-private and secure, therefore all day to day access will be via the main Training Centre entrance security building, where personnel and goods for the Environmental Centre can be managed. It is anticipated that all users of the Environmental Centre will park in the designated site car and coach parking area and travel on foot to the facility along an identifiable footpath.
- 6.6.5. All goods and deliveries will generally be taken to the Environmental Centre via the golf buggy operation already in use at the Training Centre.
- 6.6.6. Details of refuse storage are unclear but can be secured by condition.
- 6.6.7. Having regard to the above, it is considered that the development provides acceptable parking and servicing facilities having regard to Policy 6.13 of the London Plan, and Policy DMD45 of the Development Management Document.

### **6.7. Sustainable Design & Construction**

#### Energy Efficiency

- 6.7.1. The London Plan confirms that non-domestic buildings in the period 2016-2019 should be looking to achieve Building Regulations requirements, which is a 35% improvement over the 2013 Building Regulations. It is anticipated that the development should achieve a 35.8% saving. A condition will be imposed on any approval seeking confirmation that the anticipated savings have been achieved.
- 6.7.2. The Energy Statement confirms that photovoltaic panels could be arrayed along the rooftop of the building and would potentially contribute to a total regulated CO<sub>2</sub> reduction of 10.3%. Air Source Heat Pumps ("ASHP") are also considered viable for the proposed development and would potential provide a total CO<sub>2</sub> reduction of 13.6%. Associated plant would be located within the proposed basement, therefore it would not be intrusive.
- 6.7.3. Energy saving measures to be considered but not adopted include:
  - Biomass system – not feasible due to: emissions being greater than gas boiler equivalents; storage and delivery of pellets difficult
  - Solar thermal panels – not adopted due to: roof mounted array would significantly alter the appearance and character of the building



- Ground source heat pumps – not feasible due to: space required for ground loops, additional time to construction process, high capital costs
  - Wind energy – not feasible due to the visual presence
- 6.7.4. Details of the proposed energy saving measures, photovoltaic panels and ASHP, can be secured by appropriately worded condition(s). With regard to the photovoltaic panels, details should also include a maintenance plan that must also take into account the proposed green roof in relation to access and potential overshadowing.

#### Biodiversity / Ecology

- 6.7.5. Core Policy 36 (“Biodiversity”) of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites, which is reaffirmed in DMD79 (“Ecological Enhancements”) of the Development Management Document. DMD Policies 76 (“Wildlife Corridors”) and 78 (“Nature Conservation”) are also relevant.
- 6.7.6. The majority of the Western Field is classified as grassland of low intrinsic ecological value, whereas Dicken’s Trough is a designated Site of Metropolitan Importance for Nature Conservation.
- 6.7.7. A Biodiversity Enhancement and Management Plan (Incorporating the Ecological Appraisal and Biodiversity Assessment) has been submitted to inform the overall assessment of the scheme. The Phase 1 Habitat Survey confirms the following:
- The presence of Badger setts in Dicken’s Trough and the adjacent Cairns Wood. None found within the Western Field due to it being fenced off. No further survey work is required with respect to Badgers.
  - The absence of built structures means that bats would only be able to do so in trees. The trees within the Western Field are less than 10 years old and have insufficient features to support roosting bats. The trees within Cairns Wood are generally greater than 40 years old, with several mature trees with significant features with potential value for roosting bats.
  - The Western Field, the stream and grassland within Dicken’s Trough is likely to be used for foraging and the woodland edges are likely to be used as flight corridors.
  - No direct observations or field signs of reptiles was made.
- 6.7.8. Although the Western Field will be redeveloped to provide the playing surface and classrooms, approximately 1.5ha out of 3.6ha will be re-provided as an enhanced ecological area. This will include the removal of some topsoil (with associated grasses) and its replacement with a mixture of fine and coarse sands with the aim to provide a less nutrient-rich seed bed for wildflower / grass. The northern boundary will be strengthened by woodland planting to create a screen for the wildflower meadow. A pathway will be provided with a number of teaching spaces / information zones. It is also noted that during the summer months, informal paths will be mown through the meadow to create alternative paths.
- 6.7.9. There has been an element of confusion over the extent of the “approved” ecological area within the Western Field because three plans exist, each denoting a different area. The proposal will therefore clearly consolidate the ecological area on the Western Field and provide a greater level of enhancement than what was approved under the original training centre application (1.19ha) and the 2013 bund application (1.12ha).

- 6.7.10. Floodlighting can have a detrimental impact on wildlife and the development proposes eight retractable lighting columns. The lights will be directional and as discussed above, it has been confirmed that the level of lighting at the woodland edge will be 2 lux or less thereby not being at a level which would detrimentally impact on foraging bats and the flight paths of bats.
- 6.7.11. Subject to securing the details of landscaping (and its ongoing management and maintenance) and floodlighting, the proposal should not unduly harm the existing fauna. The proposal will enhance the ecological value of the Western Field.
- 6.7.12. With regards to Dicken's Trough, the proposal includes the clearance of some existing scrub and vegetation, new tree plantings, new areas of wetland, the strengthening and enhancement of existing screen plantings along boundaries, and the creation of bird observation hides and a boardwalk through the site. The creation of wetland habitat would appear to be a re-introduction of this type of landscape into the local ecology, with historic maps showing wet / marshy ground adjacent to the New River (old course). The proposal will not result in the entirety of Dicken's Trough being turned into a wetland.
- 6.7.13. Access into Dicken's Trough will be controlled. Given the designation of the site as a SMINC and the need to provide a safe and secure environment for school children, an appropriate form of enclosure will need to be provided. The mesh fencing in use around the Training Centre is not ideal and the applicant should be considering alternatives such as hostile plantings of appropriate native species in the first instance.
- 6.7.14. A landscape plan will be required and details of the proposed pathway will need to be secured by condition.

#### Trees

- 6.7.15. An Arboricultural Assessment has not been provided with the application. Instead, an Arboricultural Statement has been provided which requests that such information is subjected to a condition. In this instance, having regard to the detailed Ecology Appraisal, this is considered appropriate.

#### Drainage

- 6.7.16. A Flood Risk Assessment has been submitted in support of the application. The report concludes the following:.
- The Western Field is located in the Environment Agency's Flood Zone 1, at low risk of flooding from rivers and seas;
  - The surface water risk predicted by the EA is based on LiDAR data. A recent topographical survey of the site shows that due to some works on site, this no longer reflects the site topography. The present surface water risk will be less than the EA's prediction and the development will reduce this risk further to a low risk
  - there is a risk of fluvial and surface water flooding within Dicken's Trough, however, the proposals include the positive creation of a wetland feature
- 6.7.17. Whilst some detail has been provided with regards to a drainage plan, it is considered that there is an opportunity for diverting all surface water into the

proposed wetlands instead of discharging into the sewers. It is considered appropriate to impose a condition seeking the details of a drainage plan which demonstrates the feasibility of discharging all surface water into the proposed wetland.

#### Site Waste Management

6.7.18. Policy 5.16 of the London Plan has stated goals of working towards managing the equivalent of 100% of London's waste within London by 2031 (by 2026 as stated in FALP), creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2031. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation and demolition ("CE&D") waste of 95% by 2020.

6.7.19. In order to achieve the above, London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans to arrange for the efficient handling of CE&D. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste.

6.7.20. Details of a construction waste management plan have not been submitted with the application and the submitted Sustainability Statement acknowledges that a resource management plan covering non-hazardous construction waste and dedicated off-site manufacture needs to be developed. The details of a construction site waste management plan can be secured through an appropriately worded condition.

#### **6.8. Community Infrastructure Levy**

6.8.1. The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought is for the scheme is calculated on the net increase of the gross internal floor area multiplied by the Outer London weight of £20 and the May 2017 indexation figure of 286.

6.8.2. The development is considered to be CIL liable on the additional floor space (780.7sqm), although it would be up to the applicant to apply for any relief.

6.8.3. The Council introduced its own CIL on 1 April 2016, with the money collected from the levy (Regulation 123 Infrastructure List) funding rail and causeway infrastructure for Meridian Water. The scheme will not be liable for the Enfield CIL as only monies from residential and retail development is sought.

#### **6.9. Section 106**

6.9.1. A Deed of Variation ("DoV") will be required to link the original Agreement and permission (ref: TP/07/1623) to the current scheme because the original Agreement required the provision of an education centre within the Academy building. A DoV will secure this, in addition to allowing access to the Environment Centre and Nature Reserve, as well as to the first team/academy training facilities for an average number of hours per week. It should be noted that other obligations relating to the Club's community partnership activities remain unchanged.

#### **7. Conclusions**

7.1. The development has some significant constraints relating to heritage assets, the Metropolitan Green Belt, neighbouring residential occupiers, and ecological

constraints (in particular a designated SMINC). Having regard to the content of this report, the development should be approved for the following reasons:

1. Having regard to the statutory requirement to give special attention to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of a conservation area (s.72) the proposal has been assessed against the identified heritage assets and their significance as set out above. It is considered that the development proposals will not lead to any harm to the designated or undesignated heritage assets having regard to Policy 7.8 of the London Plan, Core Policy 31, Policy DMD44 of the Development Management Document.
2. The proposed development does not further harm the openness of the Green Belt having regard to Policy 7.16 of the London Plan, Core Policy 33 and DMD82 of the Development Management Document.
3. The proposed development, having regard to the scale, size and design of the building and by virtue of conditions imposed, has appropriate regard to its surroundings, the character and amenities of the local area and those of adjoining occupiers in terms of loss of light, privacy, outlook, noise and disturbance, having regard to Policies 7.1, 7.4 & 7.6 7.15 of The London Plan, Core Policy 30, Policies DMD8, DMD10, DMD11, DMD68 of the Development Management Document.
4. The development makes appropriate provision for access and servicing and will not lead to conditions detrimental to highway safety on having regard to Policy 6.3 of The London Plan, DMD47 of the Development Management Document.
5. The proposed development, by virtue of the measures proposed and conditions imposed, should achieve an acceptable level of sustainable design and construction having regard to Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8 & 5.9 of the London Plan, Core Policies 20, 21, 22, & 26 of the Core Strategy, Policies DMD49, DMD51, DMD53, DMD55, DMD56, DMD58, DMD59, DMD60, DMD61, DMD69, DMD78, DMD79, DMD81 of the Development Management Document.

## **8. Recommendation**

- 8.1. That following the completion of a Deed of Variation to link the original permission to the current application, the Head of Development Management or the Planning Decisions Manager be authorised to GRANT planning permission subject to the following conditions:

1. **Approved Plans**  
Unless required by any other condition, the development hereby permitted shall be carried out in accordance with the approved plans, including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. **Time Limited Permission**  
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Secured by Design

Prior to works commencing on the building hereby approved, details of how the building hereby approved achieves full Secured by Design' Accreditation shall be submitted to the Local Planning Authority for approval in writing.

The development shall only be carried out in accordance with the approved details.

Reason: In the interest of creating environments which promote community safety & discourage offending having regard to adopted policy.

4. Details of Materials

Notwithstanding any submitted plan or supporting document, detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun:

- a. 1:20 scale drawing and 1:5 scale sections of the proposed curtain walling system;
- b. 1:20 scale drawing and 1:5 scale sections of the proposed roof lights;
- c. Samples of the proposed external cladding materials;
- d. Sample panel of brickwork, showing brick, bonding and pointing

The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development having regard to its sensitive location within the Metropolitan Green Belt, Conservation Area and Site of Metropolitan Importance for Nature Conservation.

5. Hard Surfacing

The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

6. Details of Spectator Stands

No spectator stand shall be erected until their details (inclusive of the design of the roof and materials) has been submitted to the Local Planning Authority and approved in writing. The spectator stands shall be erected in accordance with the approved detail and permanently maintained.

Reason: To ensure an acceptable appearance having regard to the location within the Forty Hill conservation area and the Metropolitan Green Belt.

7. Details of Refuse

The development shall not be occupied or first use commence until details (design, materials, siting) of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance

ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interest of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

Reason: In the interest of visual amenity having regard to the sensitive location of the site and the recycling of waste materials in support of the Boroughs waste reduction targets.

8. Means of Enclosure

Within six months of the date of the Decision Notice but prior to first occupation or use commences, details of the proposed means of enclosure for the site shall be submitted to the Local Planning Authority for approval in writing.

Where the means of enclosure includes plantings, details shall also include species, mix, density of plantings, and a management plan.

The approved means of enclosure shall be provided prior to first occupation or use commences.

Reason: In the interest of visual amenity having regard to the sensitive location of the development within a Conservation Area, heritage assets in proximity to the site, the surrounding Green Belt and Site of Metropolitan Importance for Nature Conservation, and having regard to providing a safe and secure environment for users of the approved development.

9. Levels (not to exceed stated)

No building or ground re-profiling hereby approved should exceed the maximum individual height as shown on the approved drawings.

Reason: In the interest of visual amenity having regard to the sensitive location of the development within a Conservation Area, heritage assets in proximity to the site and the surrounding Green Belt.

10. No External Pipework / Extraction / Ventilation Units / Plant

No plumbing, pipes, plant or relocated services and fittings shall be fixed on the external faces of the buildings forming the approved scheme unless shown otherwise on the approved drawings or other documentation hereby approved.

Reason: To ensure a satisfactory appearance to the development having regard its sensitive location within a Conservation Area, heritage assets within / and in proximity to the site and the surrounding Green Belt.

11. Details of External Lighting

Notwithstanding the submitted Lighting Assessment, prior to development commencing, details of a lighting scheme incorporating the recommendations of the Lighting Assessment shall be submitted to the Local Planning Authority for approval in writing.

The approved lighting scheme shall be implemented prior to first occupation in accordance with the approved detail and permanently maintained. Under no circumstances should any other external lighting be installed unless written permission is otherwise granted by the Local Planning Authority.

Reason: In the interest of protecting the amenity of the adjoining residential occupiers and the minimal disruption to wildlife friendly habitats whilst being cognizant of the need to provide suitable levels of lighting appropriate to the sites location within the Green Belt and Conservation Area.

12. Updated Travel Plan

The use of the development hereby approved shall not commence until such time as an updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The travel plan, as submitted, shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and will include:

1. Targets for sustainable travel arrangements.
2. Effective measures for the ongoing monitoring of the travel plan.
3. A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of the development approved.
4. Effective mechanisms to achieve the objectives of the travel plan.

The approved Travel Plan shall thereafter be implemented and adhered to.

Reason: In the interests of sustainable transport and to ensure the development does not adversely affect highway safety or the free flow of traffic in the public highway.

13. Cycle Parking

Within 6 months of development commencing, the details (including siting and elevational details) for secure, covered cycle parking for the storage of a minimum of 7no. bicycle and 1no. short-stay space shall be submitted to the Local Planning Authority for approval in writing. The approved cycle storage shall be provided prior to first occupation or use commences and permanently maintained. The approved cycle storage shall be kept free from obstruction, and available for the parking of cycles only.

Reason: To provide secure cycle storage facilities free from obstruction in the interest of promoting sustainable travel.

14. Details of Drainage Plan / SUDs

Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (16219\_REP\_Drainage Strategy2 and drawing 16219/GA/801 S2P2), prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- The full feasibility of directing all surface water into the wetlands, including details of the wetlands (invert levels, cross sections etc.) Discharge to a combined system is not acceptable
- Confirmation of invert levels, sizes, storage volumes, of all the finalised SuDS measures including rain gardens, green roofs, permeable paving and other relevant measures.
- Details of any additional measures including cross-sections, long-sections, calculations demonstrating functionality (where appropriate) and specifications
- Revised overland flow routes for exceedance

Detailed management plan for future maintenance including all drainage features

The development shall be carried out in accordance with the approved detail.

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

15. Drainage Verification

Prior to first use of any part of the development hereby approved, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- a. As built drawings of the sustainable drainage systems
- b. Level surveys of completed works
- c. Photographs of the completed sustainable drainage systems
- d. Any relevant certificates from manufacturers/ suppliers of any drainage features
- e. A confirmation statement of the above signed by a chartered engineer

Reason : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy and Policies 5.12 & 5.13 of the London Plan and the NPPF.

16. Landscaping

No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Landscape details shall include:

- a. Planting plans
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c. Schedules of plants and trees, to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change, noting species, planting sizes and proposed numbers / densities,
- d. Details of tree pits
- e. Details of sustainable drainage and irrigation systems such as green roofs, rain gardens, and temporary pools and swales
- f. Implementation timetables
- g. Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings
- h. Specifications for fencing demonstrating how wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level)
- i. Above and below ground service routes (ensuring they do not conflict with new or existing planting)
- j. Permeable hard surfaces

Plantings shall be provided within the first planting season following practical completion of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any planting which dies, becomes severely damaged or diseased within five years of completion of the development



shall be replaced with new planting in accordance with the approved details or an alternative approved in writing by the Local Planning Authority.

Reason: To enhance the ecological value of the site and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted policy.

17. Landscape and Ecological Management Plan

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall be in accordance with the principles set out in the Biodiversity Enhancement and Management Plan submitted with the application (The Environment Bank 2017) and include the following:

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management.
- c. Aims and objectives of management.
- d. Appropriate management options for achieving aims and objectives.
- e. Prescriptions for management actions.
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g. Details of the body or organization responsible for implementation of the plan.
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that there is a net gain in biodiversity in accordance with adopted policy.

18. Construction Environmental Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of "biodiversity protection zones".
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.

- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of protecting biodiversity during construction having regard to Core Policy 36 of the Core Strategy and with guidance contained in the National Planning Policy Framework (in particular sections 10 and 11).

Reason: To ensure that the retained trees, shrubs and hedgerows on the site are not adversely affected by any aspect of the development, having regard to adopted policy.

19. Tree Protection Plan

No works or development shall take place until a scheme for the protection of the retained trees (BS 5837: 2012, the Tree Protection Plan), including those on neighbouring properties within proximity of the development, has been agreed in writing with the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development, and to screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity, having regard to adopted Policy.

20. Vegetation Clearance (Outside of Nesting Season)

All areas of trees, hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: Nesting birds are protected under the Wildlife & Countryside Act, 1981 (as amended), this condition will ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy

21. Details of Renewable Energy Provision

Prior to development commencing, details of the proposed photovoltaic panels and air source heat pump shall be submitted to the Local Planning Authority for approval in writing. The submitted detail shall include:

- a. Design;
- b. Size;
- c. Siting; and
- d. Maintenance strategy / inclusive of times, frequency and method

The development shall be carried out in accordance with the approved detail, implemented prior to first occupation, and permanently maintained.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets by renewable energy are met in accordance with adopted policy.

22. Energy Efficiency

The development shall be implemented in accordance with the accompanying '*Energy Statement*' and shall provide for an improvement over a Part L 2013 baseline of no less than 35.8% total CO<sub>2</sub> emissions arising from the operation of a development and its services, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority is satisfied that CO<sub>2</sub> emission reduction targets by renewable energy are met in accordance with adopted policy.

23. Details of Energy Performance Certificate

Following practical completion of works, a final Energy Performance Certificate shall be submitted to the Local Planning Authority for approval in writing. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority is satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with adopted policy.

24. Details of Construction Management Plan

No development shall not commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of the following:

- a. The arrangements for wheel cleaning;
- b. The arrangements for the storage of materials;
- c. Hours of work;
- d. The arrangements for the securing of the site during construction;
- e. The arrangement for the parking of contractors' vehicles clear of the public highway.
- f. The siting and design of any ancillary structures.
- g. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

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

25. Construction Site Waste Management

The development shall not commence until a Construction Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- a. Target benchmarks for resource efficiency set in accordance with best practice
- b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
- c. Procedures for minimising hazardous waste
- d. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- e. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 50% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by the London Plan.

26. Restricted Use (to remain ancillary to the Training Centre)  
Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, re-enacting or modifying that Order, the building hereby approved shall only be used as an environmental centre / education facility in conjunction with the use, function and operation of the adjacent Tottenham Hotspur Training Centre and shall not be used for any other purpose.

Reason: To ensure that the development remains ancillary to the adjacent Training Centre, having regard to its sensitive location within a Conservation Area and the Green Belt, and to ensure that the development complies with adopted parking and servicing standards.

27. Hours of Use - Sports Pitch / Stands  
The Environmental Centre building, stands, and artificial sports pitch with associated floodlighting, shall not be used outside the hours of 08:00 hours and 21:00 hours Monday to Sunday, inclusive of Bank Holidays, unless written permission is otherwise given.

Reason: To balance illuminating the development for maximum use with the interest of protecting neighbour amenity, having regard to adopted policy and guidance.

28. Restriction of Open Storage  
No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site.

Reason: In the interest of amenity and the appearance of the site having regard to its siting within the Forty Hill conservation area and the Metropolitan Green Belt.

29. Public Address System  
No public address system shall be erected unless written permission is otherwise granted by the Local Planning Authority following the submission of details of location, height and hours of use.

Reason: To limit amplified noise in the interest of neighbour amenity.

Dickens Trough Meadow

Western Field



Scale

Application Site Boundary

Route of Game Lane & Carriageway

ARCHITECTURE + INTERIORS

100% Environmental Impact Assessment - Design & Construction

100% Environmental Impact Assessment - Design & Construction

100% Environmental Impact Assessment - Design & Construction

Scale

0m 10m 30m 100m 200m

North

SPENCE ENVIRONMENTAL CENTRE & NATURE RESERVE

1:2500

17.02.2017

PLANNING

140789 - WF

90-31-102

P1





01 PROPOSED SITE PLAN  
20-GA-101 SCALE 1:1000

Key:	
Application Site Boundary	<span style="color: red;">—</span>
Route of Gas Main & Easement	<span style="color: yellow;">—</span>

**ARCHITECTURE + INTERIORS**  
 101-103 Tottenham Court Road, London W1P 0LP  
 020 7323 4500  
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revisions  
 P1 17.02.17 Planning Application Issue



drawing SPURS ENVIRONMENTAL CENTRE & NATURE RESERVE: PROPOSED SITE PLAN	scale @ A1 1:1000
status PLANNING	checked by IL
project reference 140709 - WF	date drawn 17.02.2017
drawing number 20-GA-101	revision P1

**INTERNAL GROUND FLOOR AREA:**  
277m<sup>2</sup> (2,932 sq ft)  
**TOTAL INTERNAL GR & BMT AREA:**  
781m<sup>2</sup> (8,407 sq ft)



01

A diagram showing a path with segments of 1m, 2m, 3m, 5m, and 12m. A compass rose indicates North is towards the top of the page.

Notes:  
internal layouts are shown for indicative purposes only.

revisions	
P-1	17.02.17 Planning Application Issue.



ARCHITECTURE + INTERIORS

status	PLANNING	discussing by	IL	date of growth	17.02.2017
project reference	146709 - Wf	drawing number	20-GA-102	revision	p1





SCALE 1:100

A diagram showing a path starting from a circle labeled "NORTH". The path consists of several segments: a 1m segment, a 6m segment, a 3m segment, a 2m segment, a 5m segment, and a final 14m segment.

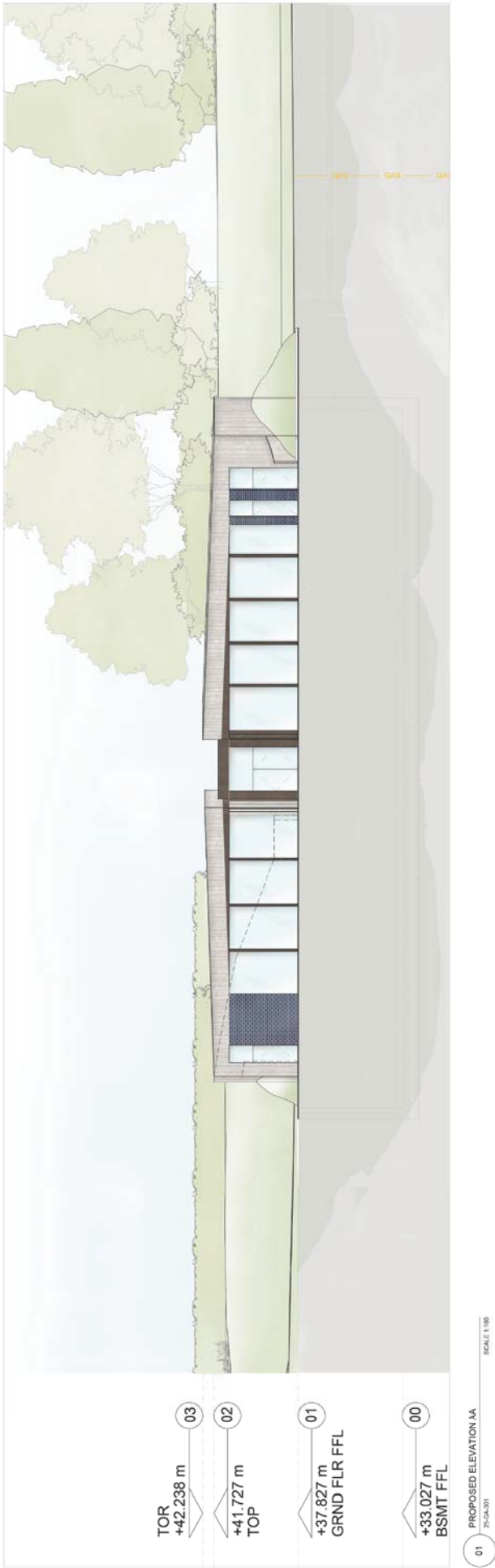
Also provided are the following:

revisions	
P1	17.02.17 Planning Application Issue

ARCHITECTURE + INTERIORS

drawing	scale @ A1
SPURS ENVIRONMENTAL CENTRE & NATURE RESERVE. PROPOSED BSMT FLR PLAN	1:100
status	date drawn
checked by	17.02.2017
PLANNING	IL
project reference	revision
140709 - WF	P1
drawing number	
20-CA-103	







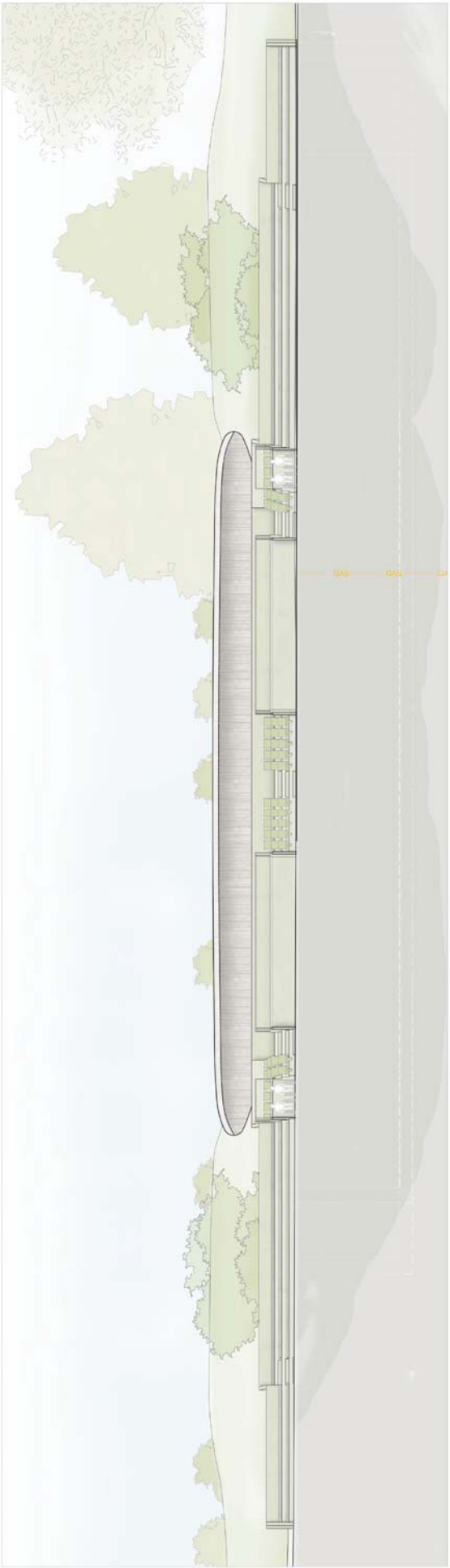




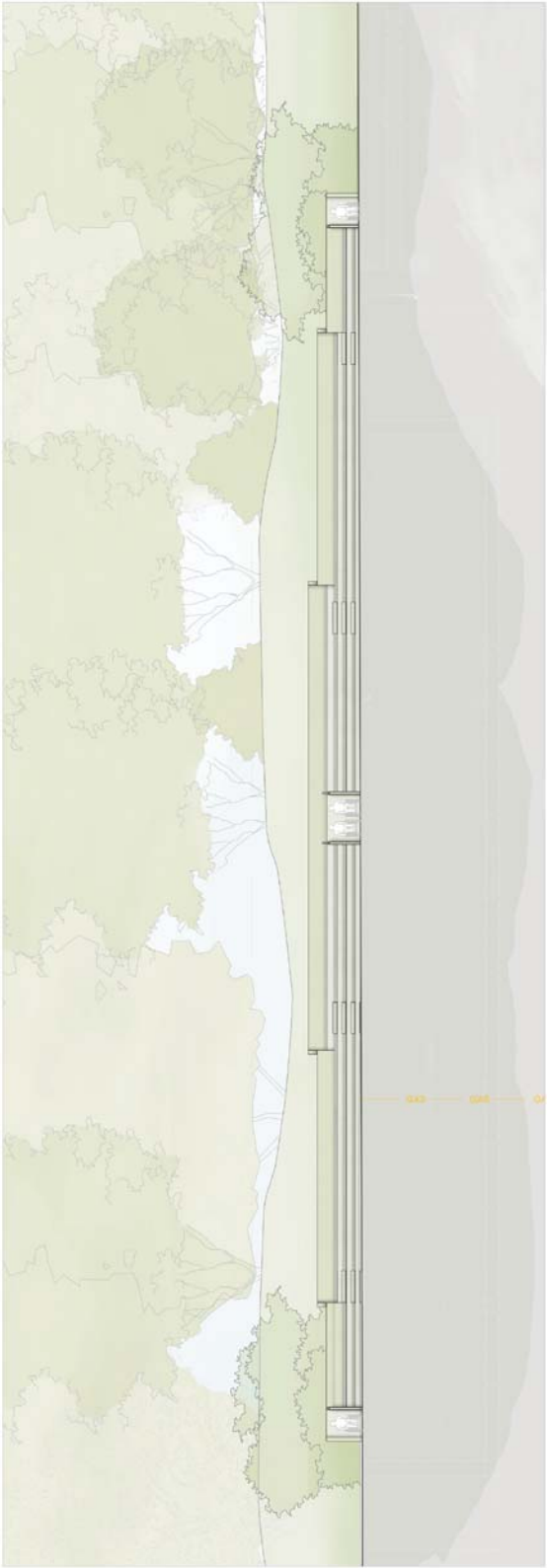
01 SOUTHERN SEATING AREA PLAN: 250 NO. SEATS  
20-04-100 SCALE 1:100



<div>  <b>ARCHITECTURE + INTERIORS</b> </div> <div> <ul style="list-style-type: none"> <li>2 University Avenue - Cambridge - MA 02138</li> <li>TEL: 617.452.1234</li> <li>www.archinteriors.com</li> </ul> </div>	<div> <b>PROPOSAL</b>  <b>P1</b> 1/30/17         </div> <div> <b>Project Application Name:</b> </div>	<div> <b>DATE</b> 1/30/17  <b>STATUS</b> P1         </div> <div> <b>PROJECT NAME</b> </div> <div> <b>PROJECT ADDRESS</b> </div> <div> <b>PROJECT CONTACT</b> </div> <div> <b>PROJECT PHONE</b> </div> <div> <b>PROJECT FAX</b> </div> <div> <b>PROJECT EMAIL</b> </div> <div> <b>PROJECT WEBSITE</b> </div> <div> <b>PROJECT DESCRIPTION</b> </div> <div> <b>PROJECT BUDGET</b> </div> <div> <b>PROJECT SCHEDULE</b> </div> <div> <b>PROJECT RISK</b> </div> <div> <b>PROJECT NOTES</b> </div>



01 PROPOSED ELEVATION EE  
25-GA-303  
SCALE 1:100



02 PROPOSED ELEVATION FF  
25-GA-303  
SCALE 1:100



KEY PLAN

Scale 1:100

Project: SPUR Environmental Centre  
Location: SPUR Environmental Centre  
Client: SPUR  
Architect: SPUR  
Date: 17.02.2017  
Project Reference: 140789 - WF  
Drawing Number: 25-GA-303  
Revision: P1

ARCHITECTURE + INTERIORS

17.02.17 Planning Application Issue

17.02.17 Planning Application Issue