

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 21<sup>st</sup> May 2015

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

**Contact Officer:**  
Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
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**Ward:**  
Jubilee

**Ref:** 14/04965/FUL

**Category:** Full Application

**LOCATION:** Edmonton Upper School, Great Cambridge Road, Enfield, EN1 1HQ

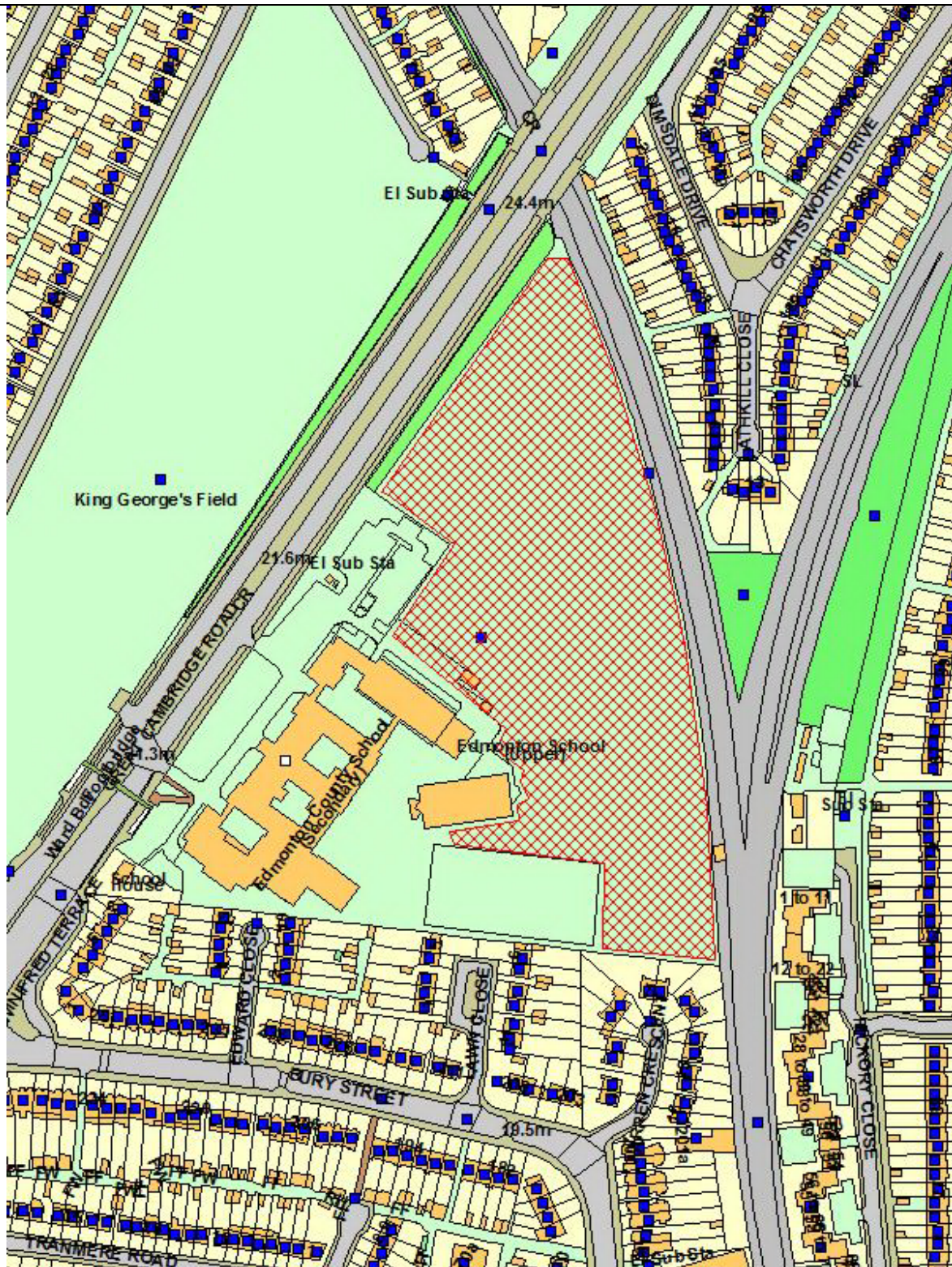
**PROPOSAL:** Construction of 7 multi-use games areas (comprising 6 x five-a-side and 1 x eleven-a-side all weather pitches) with 5m high enclosure and floodlights to each pitch and erection of a part single, part 2-storey detached sports pavilion with a multi use games area and associated facilities.

**Applicant Name & Address:**  
Mr Tony Scott  
Powerleague Fives Ltd  
C/o Agent

**Agent Name & Address:**  
Mr Ben Kelly  
Wildstone Planning  
103 Freston Road  
London  
W11 4BD

### RECOMMENDATION:

That subject to the satisfactory resolution of the heritage issues as set out in the report, the Head of Development Management / the Planning Decisions Manager be granted delegated authority to **GRANT** planning permission subject to the conditions set out in this report and any additional conditions required to address the heritage matters





## 1. Site and Surroundings

- 1.1. Edmonton County School is bounded by the A10 Great Cambridge Road to west, railway line to the east with properties on Lathkill Close and Hickory Close immediately across to north and to the south are residential properties on Lawn Close and Warren Crescent. The school buildings and hard surfaced areas are to the south-western half of the school site, while playing fields and open green areas take the east facing half and part of the north. The playing fields are designated as Local Open Space.

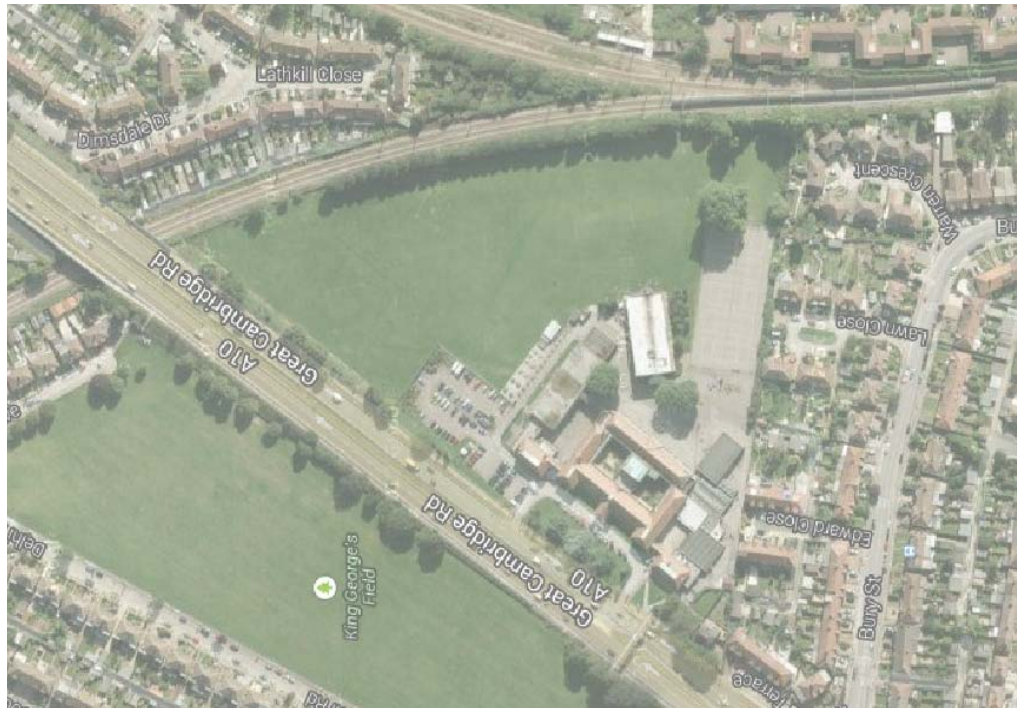


Fig 01. Site location

- 1.2. The main school buildings comprise a mix of old and new structures mainly two storey and lie outside the area to which this application relates. A few temporary single storey structures are sited on site and are to be demolished as part of this proposal.
- 1.3. The school has existing vehicular and pedestrian access and egress via Great Cambridge Road. The hard surfaced car parking is provided on the frontage of the school parallel to the A10 Great Cambridge Road.

## 2. Proposal

- 2.1. The application proposes the erection of a part single and part two storey sports hall and pavilion and installation of seven 3G 5<sup>th</sup> generation all-weather sports pitches. The pitches would be constructed of matt with rubber crumb infill made from recycled car tyres, to be fully enclosed; primarily to be used for football and additionally for hockey, rugby, basketball and cricket training and practice. It is proposed to install perimeter 2m high ball-stopping and noise barrier kick & rebound boards, floodlights and associated works. In terms of size, the large pitch

measures 54.9m wide x 91.4m long while the smaller pitches measure 20m wide x 30m long.



Fig. 02 Proposed pitches highlighted in purple; pailion in dark grey

- 2.2. There would be four floodlighting columns around each pitch at the corners, and these would be 12m high for the large pitch and 8m high for the six small pitches. The proposed perimeter fencing would be 5m high comprised of 1.2m high painted timber rebound board, 1.8m high plastic coated weld mesh screen coloured green and 2m high type 60S 100mm aperture netting.

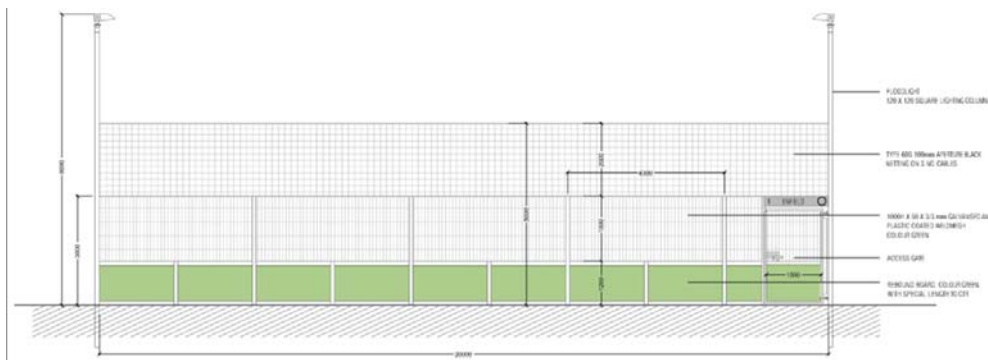


Fig 03 Pitch enclosures with kick-board, netting and floodlight columns

- 2.3. The detached pavilion building would provide facilities for multiple sports including badminton, basketball, football, netball and table tennis; also to be used as an exhibition hall, an assembly hall or exam hall and would be designed with a sprung wooden sports floor. It provides a cafeteria, changing rooms and main hall and would be located siting alongside the existing two storey school buildings. The pavilion is designed rectangular in shape of simple form and massing with the games hall two storey high at the middle and with single storey elements to the front and rear. Single

storey elements would be clad in timber which is also continued over the lower half of the central games hall to break down its scale and unify its composition. In terms of height, the games hall measures 11.016m high to ridge (8.347m to eaves) while the single storey pavilion buildings measure 6.12m high to ridge (3.4m to eaves)

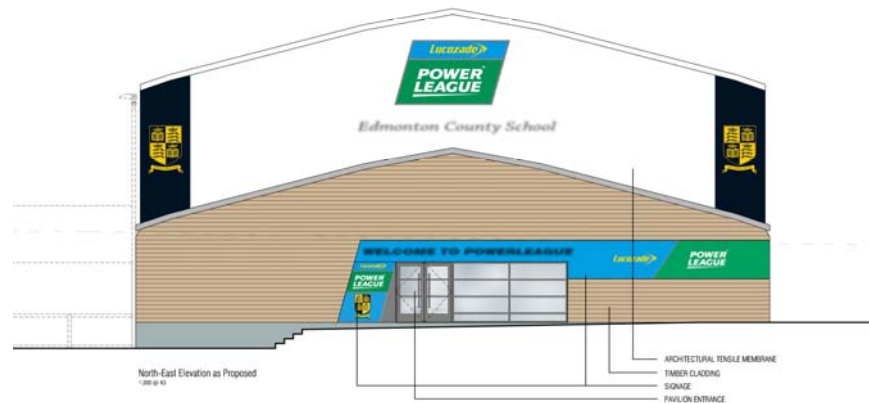


Fig 04 Pavilion Building as viewed from entrance (single storey element to front clad in timber)

2.4 The applicant in support of the application has submitted a report addressing concerns raised at the public meeting held by the school and the Planning Panel with regard to issues of proximity to residential properties, noise and lighting, access and parking, anti-social behaviour and security. He has also listed the public benefits accruing as follows:

*“As stated in previous correspondence, the proposal is driven entirely by need, with the applicant having won a tender to develop the site in line with the educational requirements of the school.*

*Edmonton County School will have exclusive access to the pitches during school opening hours. Due to the terms of the lease, at no point could the site be operated commercially during school hours. In addition to providing a much needed sports hall for the school, the introduction of all-weather pitches onto the site will provide year round access to the playing fields during break times, which would otherwise be inaccessible for much of the year.*

*Outside of school hours, whilst the facility will be operated commercially, there will be no membership fees and the facility will be open to the whole community on a pay as you play basis. In addition to this, free use will be provided to registered community groups between 10am and 5pm on Saturdays and 10am and 6pm on Sundays on at least two of the pitches. In response to a request from members, Powerleague has also agreed to allow free community use during the school holidays between 10am and 12.30pm and 2pm and 5pm on at least two pitches.*

*In summary, the proposal will secure £2.5m capital investment in state of the art sports facilities which will be solely used by the school during the*

*school day and which will be accessible to all during the evenings and at weekends, with free use for registered community groups”.*

*In addition, on the issue of anti-social behavior and security, the applicant states that ... During the initial consultation process some concerns have been raised regarding Alcohol Licensing at the site. At the planning panel meeting it was confirmed that this element of the proposal had been dropped. Residents maintain a concern regarding this point, although it was noted by members that this is not a planning consideration and will be dealt separately under Licensing procedures.*

*Nevertheless, to provide further comfort to residents it should be noted that the pavilion has been reduced in size in order to account for the lack of a bar. As such there will be physical constraints to setting up the facility as a licensed premises.*

*In terms of the impact of such a facility on anti-social behaviour, there are numerous studies which identify the role of sport in reducing anti-social behaviour. In particular Sport England’s “Creating Safer Communities” document focuses on this, and begins with a quote from the Chief Executive of Bexley Council stating:*

*“Sports participation creates so many opportunities – not only providing obvious health benefits but also less tangible benefits associated with community cohesion and person achievement, through, for example, helping develop community networks, providing positive activities for young people and creating competitive opportunities...” Will Tuckley*

*The proposal will provide a facility for youth to participate in organised and structured sports. League games will be refereed and the facility will be managed at all times to ensure that anti-social behaviour does not occur at the site. There will be no means of access to the rest of the school outside of school hours and as such no way of reaching the boundary fence with the rail line. Overall, having an active presence at the site in the evenings can only improve security for surrounding residential properties.*

- 2.5 The applicant has submitted a suite of documents in support of the application: Design and Access Statement, Planning Statement, Lighting Assessment, Transport Assessment, Energy Statement, Sustainability Statement, Flood Risk Assessment, Noise Impact Assessment, Ecology and bat survey, Drainage Strategy, Archaeology Assessment, Arboriculture and Tree Survey

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

- 3.1. The school has an extensive planning history but none of the applications are directly relevant to the current proposal.  
LBE/99/0003 - Three-storey (Phase 3) teaching block and single storey temporary classroom facilities – granted  
LBE/99/0005 - Double temporary classroom building – granted  
TP/06/1257 - Single storey extension with glazed pitched roof to north east elevation to provide new entrance foyer together with new disabled access ramp - granted

### **4. Consultations**

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

##### Sport England

- 4.1.1 No objection, the Football Association and Middlesex FA support the application as there is an identified shortfall of community accessible 3G (all weather) pitches in Enfield for both training and match play. They suggest that the colour of the artificial surface needs to be green in keeping with Law 1 of the FIFA Laws of the game. The proposed community access programme to allow free use for local community groups and organisations is an essential consideration. A planning condition to ensure access for local clubs/leagues for both training and match play is recommended.

##### Network Rail

- 4.1.2 No objection subject to ensuring no encroachment, impact on safety and operation of the railway, damage to infrastructure, undermine support zone or place additional loading on cuttings, no over-sailing of rail land, obstruct or interfere with Network Rail developments. They attach guidance and informatives which will be referred on to the applicant.

##### English Heritage

- 4.1.3 Objects to the proposal. According to the historic environment record, the Ermine Street Roman road ran north-south through the site and finds from the surrounding area indicate potential for Roman settlement, burials or agricultural use. English Heritage requires that an archaeological field evaluation is necessary to understand and identify heritage assets of archaeological interest and understand their nature, location and significance before a decision is made on the application.

##### Transport for London

- 4.1.4 No objection in principle but suggests some areas to be acted on and suggests imposition of conditions with regard to a management plan/travel plan and construction logistics plan.

##### London Fire and Emergency Planning Authority

- 4.1.5 No objection with regard to proposed fire brigade access.

##### Environmental Agency

- 4.1.6 No objection subject to inclusion of a condition relating to a scheme for surface water drainage.

##### Traffic and Transportation

- 4.1.7 No objection, subject to conditions

##### Education

- 4.1.8 No objection as the majority of the works are to improve the PE curriculum and take place on the playing field in areas where the authority would not normally build, so no impact on future expansions and there still remains building options at the rear of the upper site main school buildings and on the lower site.

#### Sustainable Urban Drainage

- 4.1.9 No objection, confirm that the non-incorporation of geocellular tanks and the proposal to keep to above ground storage features, such as swales and possibly a pond, is helpful. Conditions are suggested.

#### Environmental Health

- 4.1.10 Concerns were initially raised regarding the impact of noise, arising from the use of the pitches and any associated spectators, to neighbouring residents. Specifically to the east of the development, Warren Crescent Bury Street and to north Lathkill Close and Dimsdale Drive. However, following the submission of a revised acoustic report, that includes an improved attenuation barrier, there is unlikely to be a significant negative environmental impact, although there is likely to be some loss of amenity to local residents. Whilst not objecting to the proposals, the Environmental Health Officer does consider that there is the possibility that noise nuisance could still occur given the use is 7 days-a-week with residents getting no respite from the development.

#### Tree Officer

- 4.1.11 No objection subject to conditions

## **4.2 Public**

- 4.2.1 Letters were sent to 71 adjoining and nearby properties. In addition, 2 notices were displayed on site and a notice published in the local press; the consultation period expired on the 26/03/2015. Revised plans were submitted on 5<sup>th</sup> March 2015 and a Planning Panel was held on 9<sup>th</sup> April 2015 and the consultation period was extended to 23<sup>rd</sup> April 2015. 29 letters of objection were initially received and a further 24 letters were received following receipt of revised plans; 2 letters of support were received. The concerns raised are summarized below under relevant headings:

#### *Impact on neighbouring properties and surrounding area*

- Multiple use with several matches/games taking place will lead to noise pollution and nuisance; survey shows predicted worst case scenario of noise at dwellings on Lathkill Close would be well above WHO guidelines.



- light spill and pollution from bright flood lights – invasive with detrimental effect on quality of life; light scatter during rains will be noticeable from rear windows.
- General disquiet to a general peaceful community – impact on quality of life; jeopardy to residents way of life.
- Too near to residential properties and gardens
- Late licensed bar and social gatherings on school premises; monitor of the use of pavilion.
- Anti-social behaviour and objects being thrown into rear gardens; foul language from players and supporters
- Security issues and opportunity for criminal activity to neighbouring properties; walkway will be darker during daytime, overshadowing by 5m fence
- Increased amount of rubbish in the streets
- Long opening hours; 9.00 to 10.30pm x 7 days a week inappropriate.
- Loss of privacy to homes and garden – overlooking and security; health and safety
- Hours of operation 7 days a week until late in the evening in a residential area
- Decrease in neighbouring house values
- Noise survey predicted worst case peak noise levels at nearest dwellings on Lathkill Close without mitigation would be around 70 dB LAmax but already existing noise in excess of this level. Survey does not take into account that trains pass every 20mins during the week and every 60 mins weekends lasting 10 sec. With most bedrooms facing school and during hot summers residents will be disturbed at night particularly children
- Revised noise abatement proposals unclear, misleading and inaccurate – modification described as 2m barrier and elsewhere as 2.4m kick-board. Information on noise reduction and height not provided; barrier would have no significant reduction in noise level above ground.
- Reference to World Health Organisation (WHO) levels and definitions not relevant but should be based on Council policy DMD 74.

#### *Impact on road network and traffic*

- Loss of parking, traffic pollution and increased traffic
- Junction between A10 and Bury Street and access to school notoriously dangerous.
- Insufficient parking in school as already parents park in front of people's driveways, over spill parking and parking problems for residents
- Volume of traffic on A10 to increase
- Inadequate access
- Inadequate public transport provision; only a few bus stops in close proximity
- Data used in analysis is small and out of date, based on wrong assumptions and methods; case studies used are inappropriate to site conditions

#### *Site specific issues*

- Loss of open space & green area against Council policy; shortage of open spaces in borough particularly in Jubilee Ward– significant change in use of land from public educational facility to a commercial sports operation – over provision of pitches stated in policy.
- Loss of pleasant views of trees and open grass replaced by high fencing, artificial surfaces and tall lighting masts; impact on open green space.
- Council policy is against loss of playing field land and sports pitches and preference is for natural grass pitches; artificial grass pitches only permissible under certain criteria.
- Submitted supporting documents do not meet set criteria.
- Public transport, car parking and access to site not good.
- Affect local ecology and wildlife
- Increased risk of flooding
- Out of keeping with character of area
- Overdevelopment
- Development too high

#### *General issues*

- Intoxicated people spilling out on to the A10 to the King George playing field causing a nuisance
- General dislike of proposal
- Existing running track and adjacent grass area was not part of the proposal and was for school use so amended location plan should reflect this.
- Disproportionate to the genuine needs of the school
- Difficulties experienced logging objections through planning web page.
- Already many pubs and sports centres in area so another one not required.
- Proposal should be located out of London.
- Delayed letter of consultation and supporting documents not fully posted on Council's website; main letter from applicant refers to 12 appendices none included
- Assurance needed from planning that no members of public would access playground and tennis court; gates to tennis court remain closed from 4.30pm, overhead netting be provided on current tennis and basketball areas to prevent throwing of objects into people's gardens.
- Noise assessment findings appear tweaked to achieve desired results
- A similar facility at Southbury Road half a mile away; no reason for another one apart from commercial reasons; 35 clubs in Enfield and 16 football clubs and other gaming facilities in EN1, David Lloyd, Queen Elizabeth stadium, Lee Valley, local Jubilee Park very near and 69 public parks in Enfield.
- Not enough information on plans; no traffic management

4.2.6 A letter of objection comprising residents from 12 neighbouring properties following residents meeting at Edmonton County School on 24<sup>th</sup> February 2015 with following concerns:

- Despite listening to Powerleague and the Head Teacher, not against the school developing its sporting facilities but against the extensive scale and intrusive development impacting on surrounding residential properties and far beyond the school requirements for its students.
- Intolerable increase in noise and light pollution – extensive timetable for commercial pitches 9am to 10.30pm, 7 days a week; noise level from 7 pitches will adversely impact on bedrooms and gardens to surrounding families during hours when families are at home weekends and evenings; will disturb family time, children doing homework, preparing for exams, bedtime and rest times.
- Lighting will hugely impact on our currently quiet, dark and peaceful green space with a sea of artificial lighting intruding into bedrooms and gardens.
- Current uninterrupted views will be destroyed
- Loss of natural green area for school students to commercial interests
- Impact on traffic, congestion and parking
- Licensed premises will result in anti-social behaviour problems and impact of hiring for private functions
- Security issues with some properties only 50m from rail track
- Council has policy against loss of small pockets of green within residential areas.

4.2.7 420 letters in support of the proposed development have been received from the parents/carers. The letter in generic form states as follows;  
*I am the parent/carer of a pupil at Edmonton County School. The current sports facilities at the school's Cambridge campus are insufficient, of very poor quality and in desperate need of improvement. They do not meet the needs of the PE curriculum and are not conducive with promoting and leading a healthy and active lifestyle.*

*The application by Powerleague to provide a new sports hall and several artificial sports pitches would be of enormous benefit to pupils at the school and is therefore a proposal which I wholeheartedly endorse and urge the Council's Planning Committee to support the scheme.*

4.2.8 One letter of support received from the executive Head Teacher of the school addressing the following issues:

- Since September 2010, the school has operated on a dual campus model
- Currently GCSE students have to be walked in groups from Cambridge campus to the Bury campus in order to fulfil curriculum demands with regard to sports leading to wasted time and safety risks; only students studying GCSE/PE benefit from this arrangement so the rest of the students are disadvantaged by not having access to superior sports facilities.
- Cambridge campus does not have a sports hall and the gym is in poor state.
- Due to poor drainage, the field is out of use for significant periods over the year so limited opportunities for exercise at break, lunchtime and lesson times.
- School is committed to provide academic, competitive and recreational sport for healthy children lives. In a community blighted by gang activities and occasional anti-social acts, it is necessary to provide positive choices and things to do for kids.

- School recognises need for community to make use of school facilities when closed to students
- The proposed Powerleague sports hall and pitches will enhance the school and community – cost and maintenance to be borne by Powerleague, school will be leader in sports facilities, enhanced extra-curricular offer to students, retention of students, greater popularity for Enfield.
- Similar beneficial arrangement exists at Bury campus with Aspire/Fusion.
- Powerleague are committed to manage issues raised by residents regarding increased noise and activity.
- The proposal enjoys the support of the Governors and the students.

4.2.9 One letter received from a resident in support of the application suggesting the proposal should consider including a 400m running track and this would appeal to the older people who would benefit from the gentle stroll for their walkout.

## **5.0 Relevant Policies**

### **5.1 The London Plan**

- 3.16 Social infrastructure
- 3.18 Education facilities
- 3.19 Sports facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

### **5.2 Core Strategy**

- CP8 Education
- CP9 Supporting community cohesion
- CP11 Recreation, leisure, culture and arts
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP28 Managing flood risk through development
- CP30 Maintaining and improving the quality of the built and open environment
- CP34 Parks, playing fields and other open spaces
- CP36 Biodiversity

### **5.3 Development Management Document**



- DMD16 Provision of new community facilities
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD71 Protection and enhancement of open space
- DMD72 Open space provision
- DMD73 Children's play space
- DMD74 Playing Pitches
- DMD80 Trees and Landscaping

## 5.2 Other Relevant Policy

National Planning Policy Framework  
National Planning Practice Guidance

## 6 **Analysis**

6.1 The key considerations in the determination of this planning application are; the principle of such development on the local open space/playing field and use of artificial pitches, impact of the development on the amenities of neighbouring and nearby residential properties, the visual impact on character and appearance of the area, traffic generation and impact on highway network and access, effect on local ecology and trees.

### 6.2 Principle of development

6.2.1 The site is located within a site identified in local policy as local open space and playing field, and therefore Policy 34 of the Core Strategy and Policies DMD 71 and 74 of the Development Management Document are key in assessing the proposal. In addition regard needs to be had to Policy 3.19 of the London Plan which advises:

“ Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sports and recreational activity should be encouraged. “

6.2.2 Policy 34 of the Core strategy seeks *to protect and enhance existing open space; requiring improvements to open space provision through increasing the access to, quantity and quality of publicly accessible open spaces and supporting the community use of non-public open spaces. It also requires the provision of new and improved play spaces to address existing deficiencies and to meet future needs, with priority given to those areas where the deficiency of play space is considered most significant as identified in the Enfield Open Space Study.*

6.2.3 Policy DMD71 seeks to resist the loss of open space unless:

- a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or
- b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

Essential structures and facilities that would support the enjoyment of and maintain the open space will be acceptable provided the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.

6.2.4 Policy DMD74 states:

1. *Development involving the loss of sports pitches will not be permitted.*
2. *The preference for new sports pitches is natural grass pitches. The Council will only permit artificial grass pitches if all of the following criteria are met:*
  - a. *The location must have very good accessibility by public transport;*
  - b. *The site must have adequate road access and be able to accommodate car parking;*
  - c. *The site must be level and have suitable ground conditions;*
  - d. *The proposal must not harm the character or appearance of the area;*
  - e. *There is no harm to residential properties in terms of noise and light pollution;*
  - f. *There is no adverse impact on local flora and fauna;*
3. *Applications for new artificial pitches must provide details of proposed landscaping, enclosure and lighting. Applicants must demonstrate how lighting has been designed to prevent loss of amenity to local residents or harm to biodiversity.*

6.2.4 Guidance provided by the National Planning Policy Framework (NPPF) (paragraph 73) in support of such development states that “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.”

6.2.5 Under paragraph 74, the NPPF continues – existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

6.2.6 With regard to Policy DMD71 and criteria (1) of DMD74, the proposed pavilion would encroach onto some of the existing green space, but not onto any existing pitches. The level of encroachment is limited and the pavilion building incorporates indoor sports facilities, together with the essential facilities (changing rooms) necessary to support the use of the remainder of the open space. The provision of the artificial pitches would not involve loss of sports pitches but rather represents an alternative form of provision and enhancement of the quality of the existing pitches making them usable for longer periods in the year. This is supported by London Plan policy 3.19 and through the NPPF (para 73 & 74).

6.2.7 Policy DMD 74 indicates a preference for grass pitches and sets specific criteria that artificial pitches must meet in order to be considered acceptable. The proposal is discussed below under each criterion:

*Accessibility by public transport;*

Both vehicular and pedestrian accesses will be provided into the facility from the existing school access directly from A10 Great Cambridge Road, part of Transport for London Road Network (TLRN). The site is in close proximity and directly served by public bus routes nos. 217, 231 and 617.

*Adequate road access and ability to accommodate car parking;*

The site has separate entry and exit points leading directly to a parking area that can accommodate 88-91 vehicles and there is possibility to add 10 No. additional car parking spaces if required. The points of access to the site remain as existing and are considered satisfactory.

*Site to be level and to have suitable ground conditions;*

The site is relatively level and the ground conditions are such that the site is already in use as a playing field and as such its suitability for purpose is confirmed.

*Proposal not to harm the character or appearance of the area*

The proposed pavilion building will be sited near to the existing school buildings to reduce impact on the open character of the site. The rest of the development as proposed is comprised in the main of pitch enclosures and flood lighting poles. It is considered that this would not harm the character and appearance of the area given it does not comprise fully enclosed structures apart from the pavilion.

The proposed visual appearance of the 3G Artificial Turf Pitch and associated features are designed to be sympathetic to the site and are specified to be coloured Dark Green and so that they may appear fitting and discreet against the open greenery and grassed background.

*No harm to residential properties in terms of noise and light pollution*

The applicant has stated that “*With regards to the impact of new floodlighting to the neighbouring residential properties, lighting will be directed to the centre of the pitch to reduce light spill and visual impact to the surrounding area*”. This issue and noise issues are addressed in more detail later in the report

*No adverse impact on local flora and fauna*

The scheme does not result in the removal of any trees. A landscaping scheme is proposed as part of the proposals.

- 6.2.8 As set out above, a new pavilion building is proposed to provide indoor sports facilities, to serve as a changing room for the pitches, and includes a cafeteria. Concerns have been raised by neighbours about the possible use of the building as a licensed facility and the applicant has been asked to confirm that alcohol will not be sold on the premises now and in the future. Although this is not a planning issue, the applicant has nevertheless willingly assured the neighbours that it is not proposed to have alcohol being sold on the premises. This assurance is noted and welcomed.

### 6.3 Impact on Character of the Surrounding area

- 6.3.1 The application site is located within an open space currently being used as playing field associated with the school. It is recognised that the proposed development will have some impact on the character and appearance of the area given the nature and form of the proposed works and this is in terms of the increased intensity of the use and the physical impact of the structures required to support the use.

#### *Intensity of use*

- 6.3.2 The artificial surface is likely to permit a greater intensity of use and facilitate longer opening hours unlike the current use, especially when supported by floodlighting. However, notwithstanding this, as the applicant has explained, the proposals are driven by need and will result in significant benefits to the school and the community;

*Edmonton County School will have exclusive access to the pitches during school opening hours. Due to the terms of the lease, at no point could the site be operated commercially during school hours. In addition to providing a much needed sports hall for the school, the introduction of all-weather pitches onto the site will provide year round access to the playing fields during break times, which would otherwise be inaccessible for much of the year.*

*Outside of school hours, whilst the facility will be operated commercially, there will be no membership fees and the facility will be open to the whole community on a pay as you play basis. In addition to this, free use will be provided to registered community groups between 10am and 5pm on Saturdays and 10am and 6pm on Sundays on at least two of the pitches. In response to a request from members, Powerleague has also agreed to allow free community use during the school holidays between 10am and 12.30pm and 2pm and 5pm on at least two pitches.*

#### *Visual Impact*

- 6.3.4 In terms of the impact of the physical development upon the area, the application proposes the erection of a part single and part two storey sports pavilion and installation of a 3G Artificial Turf Pitches (ATP) with perimeter ball-stop fencing, floodlights and associated works.
- 6.3.5 In terms of the design and appearance, the pavilion building has been amended during the course of the application to take account of concerns raised by officers. This has resulted in amendments to the scheme to secure a more sympathetic design to the area. The pavilion is designed rectangular in shape of simple form and massing with the games hall two storey high at the middle and with single storey elements to front and rear. The layout of the building is designed to meet the FA's requirements for facilities of this type. Single storey elements would be clad in timber which is also continued over the lower half of the central games hall. In terms of height, the games hall measures 11.016m high to ridge (8.347m to eaves) while the single storey pavilion buildings measure 6.12m high to ridge



(3.4m to eaves). The pavilion building would provide facilities for multiple sports including badminton, basketball, football, netball and table tennis; also to be used as an exhibition hall, an assembly hall or exam hall and would be designed with a sprung wooden sports floor. It also includes a cafeteria and changing rooms. The building would be located alongside the existing two storey school buildings and therefore would be viewed against this backdrop.

- 6.3.6 The proposed pavilion building would measure 21m wide x 64m long and would be set-in by between 14.5m – 16m from the nearest existing school building located to the south. It would encroach into part of the open space adjacent to the hardstanding area with temporary structures which are proposed to be demolished, but would not encroach onto any existing pitches.
- 6.3.7 In terms of the floodlighting proposed, there would be a total of 19 new columns around the perimeter of the pitches. There would be four floodlighting columns around each pitch (at the corners), and these would be 12m high for the large pitch and 8m high for the six small pitches. The proposed perimeter fencing would be 5m high comprised of 1.2m high painted timber rebound board, 1.8m high plastic coated weld mesh screen coloured green and 2m high type 60S 100mm aperture netting.
- 6.3.8 Whilst the proposed development will extend the footprint of buildings north of its current position, encroaching onto part of the open space, and enclosure of the pitches will increase the extent of enclosure of the existing open space, overall it is considered that these works would not have an undue detrimental impact on the wider character and appearance of the surrounding area.

#### 6.4 Impact on amenity to nearby and neighbouring residential dwellings

- 6.4.1 Policy 7.15 of the London Plan (2011) states that development proposals should seek to reduce noise by minimising potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and by promoting new technologies and improved practices to reduce noise at source.
- 6.4.2 Policy DMD 37 requires development to be suitable for its intended function, appropriate to its context and having appropriate regard to its surroundings. Policy DMD74 refers to playing pitches setting out a criteria based approach for assessing the impact of new artificial pitches and requires that “*details must be provided of landscaping, enclosure and lighting .. and .. applicants must demonstrate how lighting has been designed to prevent loss of amenity to local residents or harm to biodiversity*”.
- 6.4.3 The nearby residential properties that would be likely to be impacted by of the proposals include some properties on Lathkill Close, Dimsdale Drive, St. Edmunds Road, Hickory Close, Warren Crescent and Lawn Close. The applicant states that following concerns raised by residents and members regarding the impact of noise and lighting from the facility during the initial consultation, he undertook additional background noise readings from three locations identified during the public consultation, and included these

readings in a technical note. A double height kick board has also been incorporated along the eastern boundary of the pitches which would act as a noise barrier. The technical note demonstrated that the predicted noise levels would be below the average and peak background levels at all of the locations surveyed.

- 6.4.4 At the Planning Panel further concerns were raised regarding noise, including a query of why the readings were taken at 1.5m and whether this would account for noise at second storey windows. Sharps Redmore confirmed that 1.5m was standard practice and agreed to provide additional information to illustrate the effect at second storey level. This is included in a reissued Noise Impact Assessment (NIA), which clearly demonstrates that WHO guidelines will be met at all windows and that the predicted noise will be below existing ambient and peak background noise levels.
- 6.4.5 At the request of Members, comparative noise values have been added into the report to assist with perceiving the expected noise environment. The conclusion to the reissued NIA also notes that the readings relate to external noise values at each property and as such a further reduction of around 15dB will be experienced within bedrooms and other living areas, even when windows are open for ventilation during the summer months. Whilst comparative ambient noise levels are provided within the report, the key consideration is that the ambient and peak noise experienced will be below existing levels.
- 6.4.6 Further to this, the above calculations are based upon a 2m high noise barrier, as recommended by Sharps Redmore. Due to the use of a double height kick board to create this barrier, the actual barrier height is 2.4m which affords additional protection to upper storeys. The use of double height kick boards along the eastern boundary only will minimise visual impact of the barrier. In addition, this means that the effect of the impact of balls on the barrier is known and has been taken account of within the predicted noise values.
- 6.4.7 In terms of lighting, the lighting assessment and contour diagram submitted with the application demonstrates that the lighting will be contained to the pitches and there will be no light trespass to properties. In response to queries raised at the Planning Panel it is agreed that there will be automatic switch off of lighting at 10.30pm ensuring that all activity ends at promptly at this time. In addition, the use of the pitches will be managed to ensure that lighting is only switched on whilst a pitch is in use, and that evening bookings will be phased to ensure that later bookings are directed to the pitches furthest away from residential properties.
- 6.4.8 The applicant advises that it is imperative that the facility is allowed to operate until 10.30pm in order to remain viable. The standard World Health Organisation (WHO) definition of night time is 11pm and as such they consider the proposed closing time to be reasonable and acceptable.
- 6.4.9 The studies and further surveys undertaken, conclusions and assurances given by the applicant are noted.
- 6.4.10 The Council's Environmental Health Officer had raised initial concerns regarding the impact of noise arising from the use of the pitches and any associated spectators to neighbouring residents specifically to the east

(Warren Crescent and Bury Street) and to north (Lathkill Close and Dimsdale Drive). Following submission of the revised acoustic report, that includes the improved attenuation barrier, he now raises no objection as there is unlikely to be a significant negative environmental impact. However, he does consider that there is the possibility that some noise nuisance could still occur, given the use is to 7 days-a-week and this is likely to lead to some loss of amenity for existing residents. This potential impact needs to be balanced against the benefits for the school and wider community arising from the development and in the context of the applicants offer to phase evening bookings to ensure that later bookings are directed to pitches furthest away from residential properties.

## 6.5 Highways and parking impacts

6.5.1 During the school day the artificial grass pitches will essentially allow all weather use of the facility by the school with no transport implications. However given the site is available for use after school hours and by the local community and sports groups it is considered that this represents a potential intensification of use with implications on car parking and transport related demands.

6.5.2 To assess the impact of the proposal, the applicant advises that the general trip generation has followed the industry standard approach using surveys from comparable sites and concludes as follows “ *Having determined which sites are comparable, the sites are averaged to form a single data set. The use of a mean is statistically applied to reduce bias in the data and produce the most probable future outcome. In this regard the industry standard approach has been applied, mimicking the approach followed by TRICS (and formerly TRAVL) using recently observed highly comparable data.*

*If the alternative statistical method of averaging out the data was applied as suggested at the Planning Panel, a maximum parking accumulation of 95 would be reached at Tottenham and 89 at Newham and it could be argued that the average should logically be somewhere between the two. However, these would be reached at different times of the day (between 2000hrs and 2100hrs at Newham and 2100hrs and 2200hrs at Tottenham) and manually realigning would not represent good practice. Nevertheless, even if this alternative approach was taken as the correct methodology, which is disputed, the additional requirement could be easily met by the potential for 10 additional spaces identified previously to officers.*

*The operation of the sports centre will not overlap with the operation of the school and as such there will be no traffic or parking accumulation between the two uses. The coordination of uses is governed by the lease agreement in place between the applicant and the school. Specifically, during a weekday the development will open at 1630hrs at the earliest, with the school hours being 0800hrs to 1500hrs for pupils and most teachers having left by 1600hrs. The development agreement includes provision for four parent’s evenings per year during which the development will either not open or will open for a short period of time”.*

6.5.3 The studies undertaken on the proposal show a typical peak accumulation (outside school and network peak periods) (maximum 108 players) of 82

vehicles while the site can currently accommodate up to between 88 to 91 vehicles. An additional 10 potential parking spaces have been identified that could be provided within the existing footprint of the car park. This is considered to be consistent with DMD policy 45 and London Plan policy 6.13.

6.5.4 To encourage visitors to cycle and to accommodate those that arrive by bike, 24 no. cycle parking spaces are provided. The standard requirement is for one space per eight visitors. This provision is noted and a planning condition is recommended to ensure the proposals are delivered consistent with requirement in DMD policy 45 and London Plan policy 6.9.

6.5.5 Transport for London has suggested imposition of a management plan/travel plan and a construction logistics plan. This has been noted and shall be applied if planning permission is granted.

#### 6.5.6 *Access and servicing*

It is proposed that the existing access arrangements (in-out) would remain unchanged. As the proposed development is stated to operate outside the existing school hours, reducing the risk of conflict with students and school staff, this arrangement is satisfactory. Traffic and Transportation state that as only some details with regard to refuse and recycling, emergency service and coach access have been shown, further details should be conditioned

### 6.6 Archaeological Impact

6.6.1 English Heritage (HE) states that *....the proposed development involves the construction of a substantial sports pavilion and earth moving over most of the site involving removal of topsoil and subsoil and installation of drainage. Buried archaeological remains (if present) are expected to be close to the surface and therefore vulnerable to harm by such operations. According to the Historic Environment Record the Ermine Street Roman road ran north-south through the site – finds from the surrounding area also indicate potential for Roman settlement, burials or agricultural use. In order to comply with the NPPF (para 128) I therefore consider that an archaeological field evaluation is necessary to understand identify heritage assets of archaeological interest and understand their nature, location and significance. This will enable the applicant to review and revise their groundworks reduce harm, and also ensure that any subsequent investigation is appropriate*". Field evaluation should be conducted by an appropriately qualified archaeologist working to a brief agreed with English Heritage.

6.6.2 English Heritage require the field evaluation work to be undertaken prior to any decision being made on the planning application. The applicant is concerned about undertaking such works, given their cost, without any certainty about the acceptability of the principle of the development proposed. Accordingly, this report is brought to Committee at this stage to seek Members resolution on the acceptability of the development in all other respects. If following the field evaluation work material changes are required to the scheme to address any heritage issues then reconsultation with adjoining residents would be undertaken and the application would be brought back to Committee.



## 6.7 Flood risk and sustainable drainage

- 6.7.1 The applicant has provided a drainage strategy and proposals to accommodate appropriate SUDS solution for the development, with infiltration systems along the northern boundary of the site. The SUDS officer is content with the proposals confirming that non-incorporation of geocellular tanks and proposal of keeping to above ground storage features such as swales and possibly a pond is acceptable and suggests imposition of relevant conditions.
- 6.7.2 The Environmental agency (EA) considers that both the submitted revised FRA and drainage strategy satisfactory outline the surface water management scheme for the site subject to conditions for further detailed design.

## 6.8 Trees and Landscaping

- 6.8.1 With regard to landscaping and trees, it is recognised that the trees on the northern and eastern boundaries assist in screening the visual impact of the development from the adjacent residential properties. Moreover the trees are considered to form a landscaped buffer against noise and light spill.
- 6.8.2 The Council's Tree Officer has no objection as long as the drainage system does not interfere with the trees along the boundary and requires that a tree protection fence be located 5.4m from tree stems and drainage systems to be outside of that area. He also requires proposals for additional planting along the A10 boundary side and the northern boundary be submitted as part of the application and to be required by condition.

## 6.9 Sustainability

The submitted documentation in support of the application includes an energy statement and a sustainability assessment report. It is suggested that relevant conditions are imposed to ensure the development complies with policy.

## 6.10 Community Infrastructure Levy (CIL)

As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until summer 2015.

As an education use, the proposed sports hall would be classified as a development which is not CIL Liable in accordance with the Mayor of London CIL exemptions list.

## **7 Conclusion**

- 7.1 It is evident from the public responses that there are several concerns with the proposed development in this location and its impact on the amenities of nearby residents. It is also noted that whilst the Environmental Health Officer does not object to the development, he does consider that there is a possibility of some noise nuisance and that residents could experience some loss of amenity as a result. However, it is considered that the applicant has sought to include appropriate measures within the scheme to help mitigate its impact, including a noise barrier to the perimeter of the pitches, controls over the floodlighting and management of the pitches in the evening to direct use away from the residential properties. Given this and in the light of the benefits of enhanced sports facilities for the school, access to such facilities for the wider community and therefore wider benefits for public health, and the identified need for accessible 3G all weather pitches in Enfield, it is considered in balancing all the relevant considerations that the development is overall would be acceptable, subject to the satisfactory resolution of the heritage issues.

## 8. Recommendation

- 8.1 That subject to the satisfactory resolution of the heritage issues as set out in the report, the Head of Development Management / the Planning Decisions Manager be granted delegated authority to **GRANT** planning permission subject to the conditions set out in this report and any additional conditions required to address the heritage matters
1. C51A – Time Limited permission (3 years)
  2. C07 - Materials
  3. C61 – Approved plans
  4. Refuse and recycling details
  5. Deliveries of construction and demolition materials shall be taken at or despatched from the site outside the following times 08:00 – 18:00 Monday to Friday, 08:00 - 13:00 Saturdays and at no other time except with the prior written approval of the Local Planning Authority.  
Reason: To protect local residential amenity
  6. NSC4 – Construction Methodology  
Reason: To protect local amenities.
  7. Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.  
Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy
  8. Notwithstanding the submitted details, before the first use of the facility hereby permitted, details of the facilities for secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The

facilities shall be provided in accordance with the approved details prior to first use of occupation of the development.

Reason: To ensure the delivery of a sustainable development which seeks to minimise travel by private car in accordance with the National Planning Policy Framework.

- 9 The development shall not commence until details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:
  - a. an ecological report detailing how the landscaping scheme maximises and enhances the ecological value of the site;
  - b. existing and proposed underground services and their relationship to both hard and soft landscaping;
  - c. proposed trees: their location, species and size (specifically replacements for all trees removed as part of this development);
  - d. soft plantings: including grass and turf areas, shrub and herbaceous areas;
  - e. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types; and
  - f. any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and 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 approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.4 and 7.8 of the London Plan.

- 10 Prior to the commencement of development, a parking management plan setting out the arrangements for parking and access associated with use for the facility, including community use, shall be submitted to and approved in writing by the Local Planning Authority. The use of the site shall only operate in accordance with the approved parking management plan.

Reason: To safeguard the residential amenities of neighbouring occupants and to preserve the free flow of traffic and pedestrian safety.

- 11 No works or development shall take place until the following have been provided and approved by the Local Planning Authority, based on the Sustainable Drainage Schematic provided (by Dewar Associates Ltd,

Option 2 Revision 2, April 2015) and on the agreed FRA (by Paul Gerrad, dated March 2015)

- a) An infiltration test in the area of the proposed detention basins
- b) Details of the overflow mechanism from the pavilion into the car park
- c) Thames Water's approval of the overflow mechanism discharging to their Surface Water Sewer
- d) Detailed specifications of the detention/retention basins, including dimensions, materials and planting
- e) Detailed specifications of the MUGA drainage leading to the basins
- f) A management plan for future maintenance of the sustainable drainage system

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: to ensure that the design of the sustainable drainage system is adequate in protecting the development from flooding, will not increase flood risk elsewhere, and will remain functional throughout the lifetime of the development

## 12 Retained Trees

In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998.
- b, `` If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and 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.

## 13. Prohibited Activities

The following activities must not be carried out under any circumstances:

- a, No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b, No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.

- c, No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d, No mixing of cement or use of other materials or substances shall take place within Root Protection Areas, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area
- e, No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and 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.

#### 14. Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. The scheme will be administered by an Arboriculturalist (as defined in BS 5837). Furthermore the scheme will be appropriate to the scale and duration of the works and include the following details:

- a, induction and personnel awareness of arboricultural matters.
- b, identification of individual responsibilities and key personnel.
- c, statement of delegated powers.
- d, timing and methods of site visiting and record keeping, including updates.
- e, procedures for reporting and dealing with variations and incidents.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and 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.

#### 15. Water Efficiency:

Prior to occupation of the pavilion building, details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than a 12.5% improvement over a BREEAM water calculator baseline.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, DMD58 of the Development Management Document and Policy 5.15 of the London Plan.

#### 16. Rain Water Harvesting

The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policies DMD58 and DMD61 of the Development Management Document and Policy 5.15 of the London Plan.

17. Biodiversity- nesting Boxes:

The development shall not commence until details of bird and bat nesting boxes/bricks have been submitted to and approved in writing by the Local Planning Authority.

No less than 8 nesting boxes/bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

18. Energy performance certificate

Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to and approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed. 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 may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

19. Energy efficiency

The development shall be implemented in accordance with the approved energy statement and will demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO<sub>2</sub> emissions arising from the operation of a development and its services over Part L of Building Regulations 2013 utilising gas as the primary heating fuel.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

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 are met in accordance with Policy CP20 of the Core Strategy,

DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

20. Renewables

The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a. The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies;
- c. (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary); Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:
- d. A revised scheme of renewable energy provision, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to sub-points a) to c) above. The final agreed scheme shall be installed and operation prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

BREEAM

21. Evidence confirming that the development achieves a BREEAM New Construction 2014 (or relevant equivalent if this is replaced or superseded) rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

Prior to commencement of works a BREEAM 2014 pre-assessment (or relevant equivalent if this is replaced or superseded) establishing the feasibility of achieving a rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. If this target (or an agreed lesser target) is deemed feasible further evidence shall be required to be provided in the following formats and at the following times:

- a. a design stage assessment, conducted by an accredited BREEAM Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b. a post construction assessment, conducted by and accredited BREEAM Assessor and supported by relevant BRE accreditation certificates for each of the units, shall be submitted following the practical completion of the development and within 3 months of first occupation.



The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council, DMD49 & 50 of the Development Management Document and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

22. Considerate Contractors

The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

23 Construction Site Waste Management

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

- i. Target benchmarks for resource efficiency set in accordance with best practice
- ii. 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.
- iii. Procedures for minimising hazardous waste
- iv. 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)
- v. 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 85% 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 Policy DMD57 of the Development Management Document and Policies 5.17, 5.18, 5.19, 5.20 of the London Plan.

24 Details of a mechanism for the management and allocation of pitches to be submitted and approved.

25 That the noise barrier to the perimeter of the pitches shall be installed prior to first use.

26 Details of the mechanism to control pitch lighting so not on when pitches not in use and the automatic switching off of floodlighting at 10.30pm daily.



**NOTES**

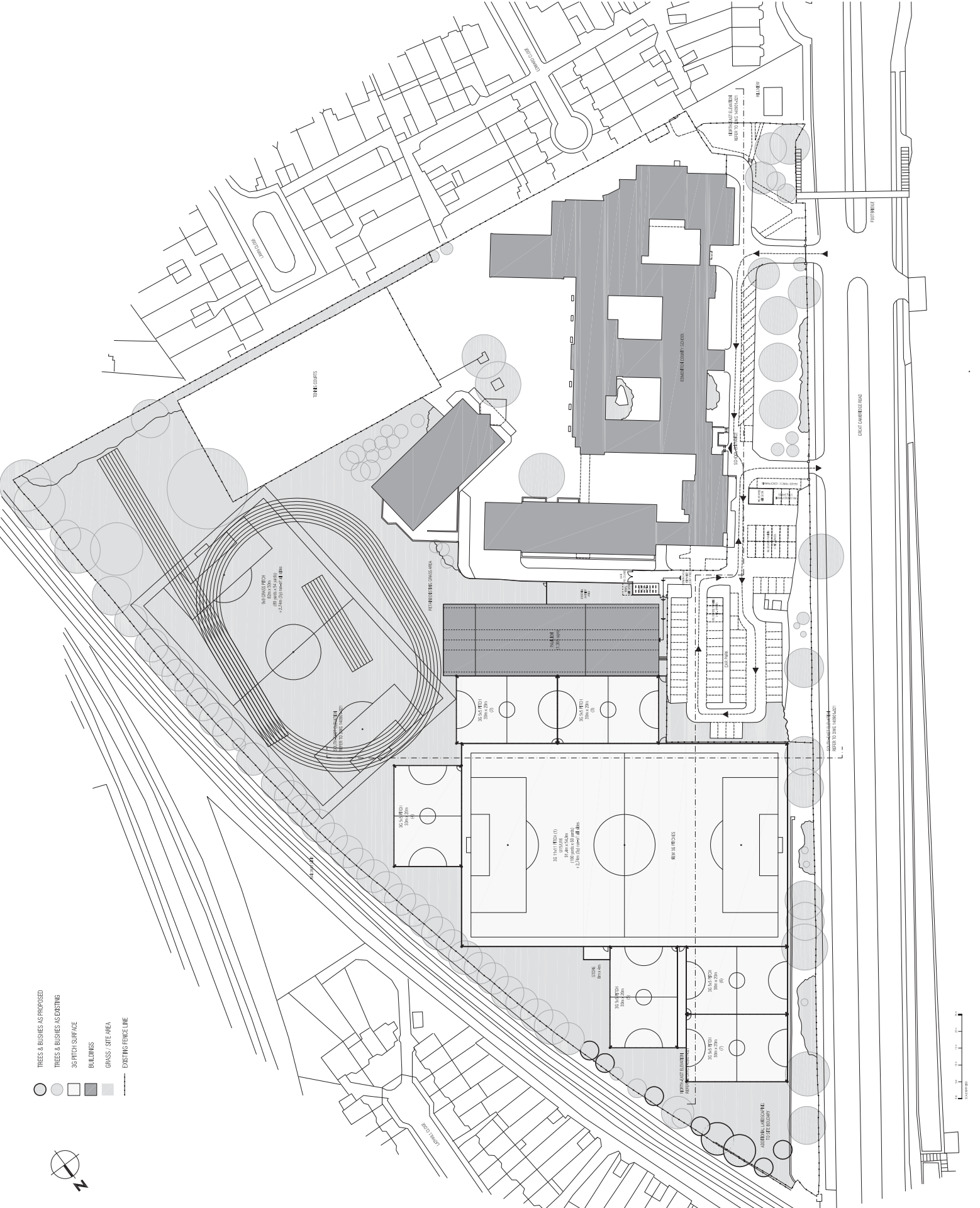
1. All work shall be completed in accordance with the Contractor prior to preparation of the final drawings for the Contractor to proceed with construction.
2. The site shall be maintained in accordance with the requirements of the Environmental Protection Agency (EPA) and the Department of Environmental Protection (DEP) at all times.
3. All work shall be completed in accordance with the requirements of the Environmental Protection Agency (EPA) and the Department of Environmental Protection (DEP) at all times.
4. All work shall be completed in accordance with the requirements of the Environmental Protection Agency (EPA) and the Department of Environmental Protection (DEP) at all times.
5. All work shall be completed in accordance with the requirements of the Environmental Protection Agency (EPA) and the Department of Environmental Protection (DEP) at all times.
6. The Contractor shall comply with the CDOT 2007 Regulations.



**BONAR | ASSOCIATES**

ARCHITECTS  
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Client: **XXXXXXXXXX, LLC**  
 Project: **XXXXXXXXXX, PHASE 2**  
 Title: **XXXXXXXXXX, PHASE 2**  
 Proj. No.: **XXXXXXXXXX**  
 Scale: **XXXXXXXXXX**  
 Date: **XXXXXXXXXX**  
 Rev. A



- TREES & BUSHES AS PROPOSED
- TREES & BUSHES AS EXISTING
- 3G PITCH SURFACE
- BUILDINGS
- GRASSY SITE AREA
- EXISTING FENCE LINE





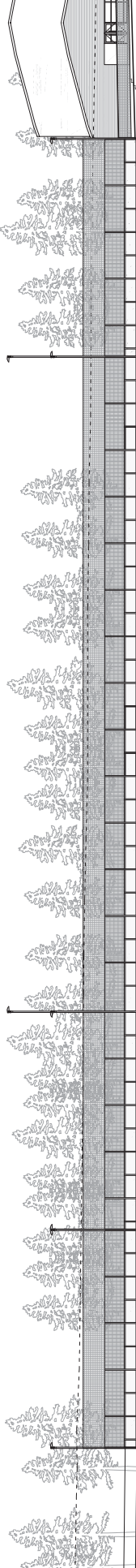
**NOTES**

1. All work shall be done in accordance with the Contractor's plan to prepare and submit to the local authority for their approval.
2. The drawings should not be scaled. Any dimensions to be brought to the printer's attention of the architect.
3. All work shall be done in accordance with the local authority and Environmental Control Officer's requirements.
4. All dimensions to structural work shall be as stated and local Authority and Building Control Officer's requirements.
5. All construction and materials to comply with current Building Regulations.
6. The Contractor shall comply with the CDM 2007 Regulations.

GREAT CAMBRIDGE ROAD

**SOUTH-EAST ELEVATION**

36:5/6 PITCH  
 91.4m x 27.26m (301.00' x 89.42')

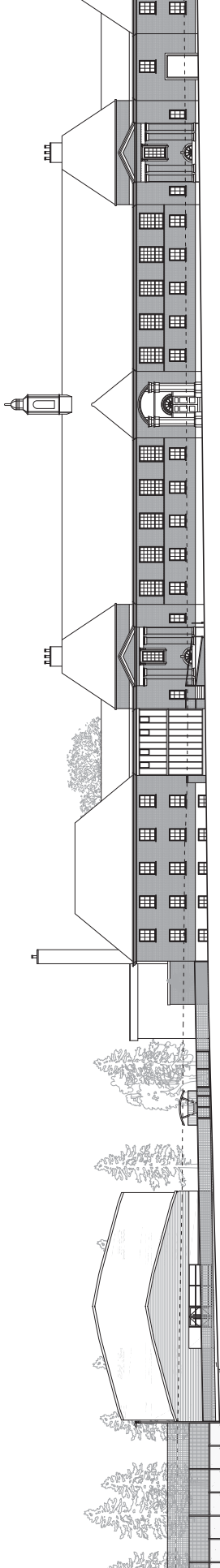


36:5/6 PITCH  
 30m x 20m

**NORTH-EAST ELEVATION 1**

36:5/6 PITCH  
 91.4m x 27.26m (301.00' x 89.42')

GROUND LINE AT ROAD LEVEL



36:5/6 PITCH  
 30m x 20m

**NORTH-EAST ELEVATION 2**

GROUND LINE AT ROAD LEVEL

EMONTON COUNTY SCHOOL

Rev.	Description	By	Date
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**BONAR | ASSOCIATES**

**ARCHITECTS**

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Client: BOWEN GROUP LTD

Project: EMONTON COUNTY SCHOOL

Title: ARCHITECTURAL ELEVATIONS

Proj. No.: 10001

Scale: 1:500

Draw. No.: 10001

Date: 05/11/20

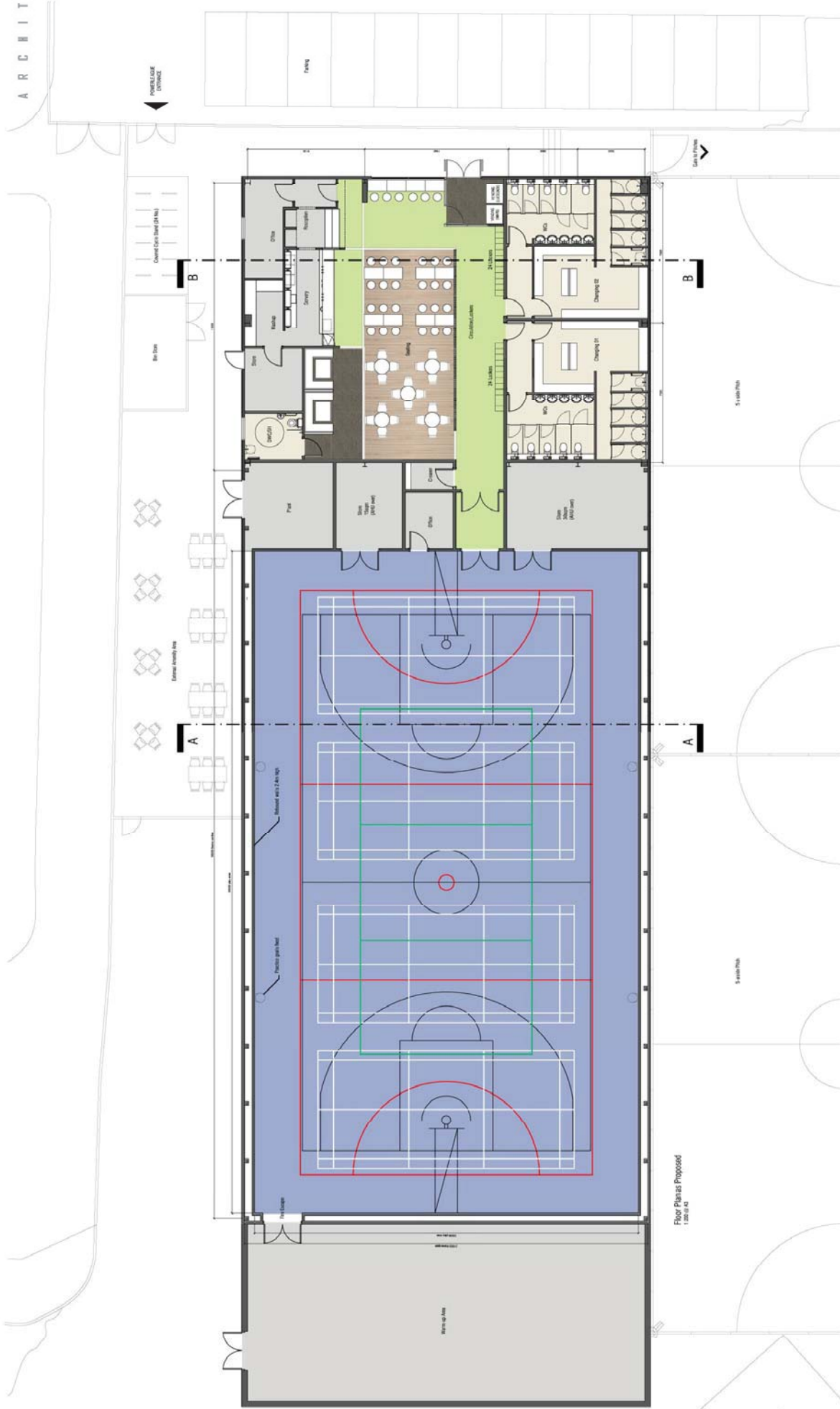
Drawn By: JH

Issue Purpose: FOR PERMIT

Checked: JH

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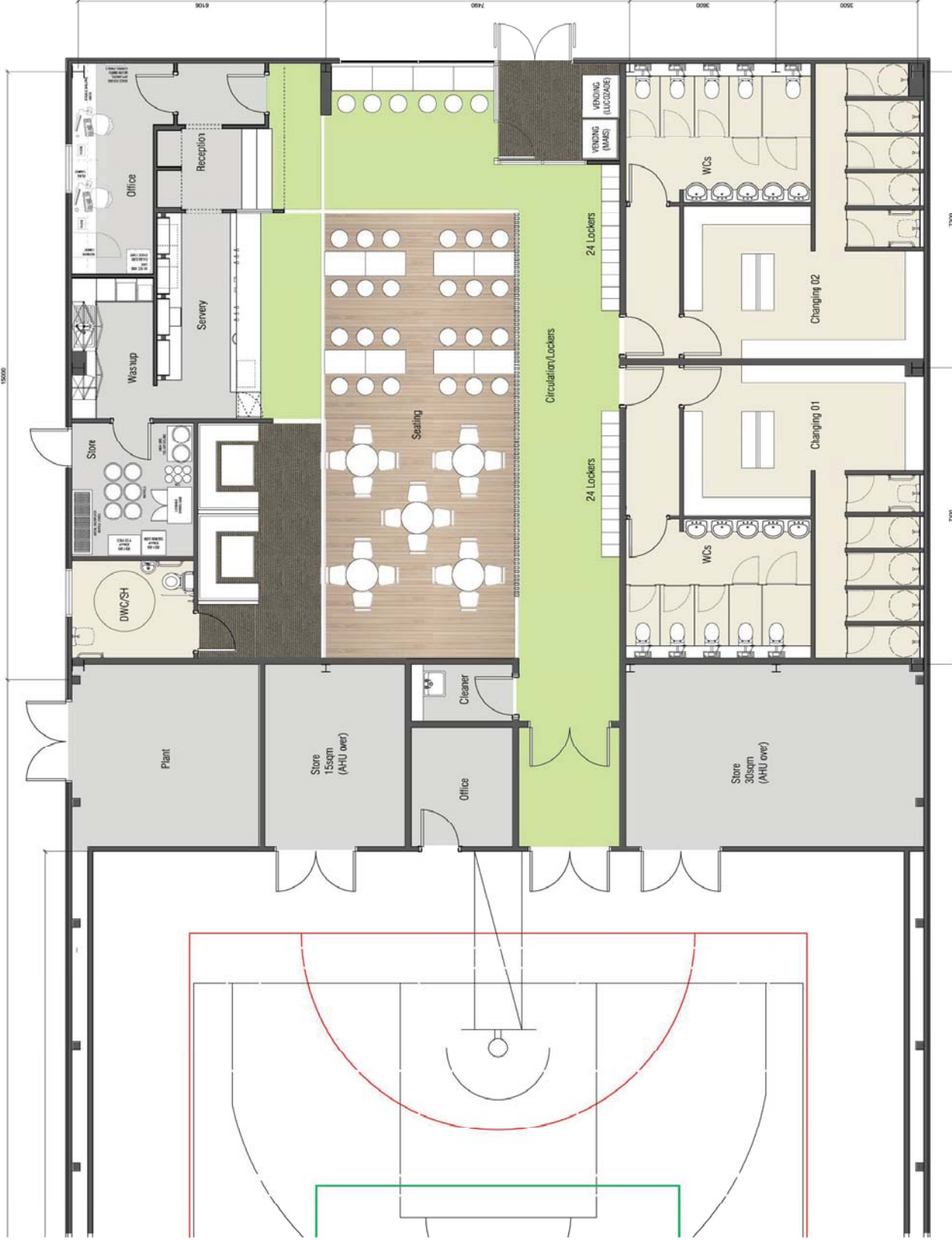
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**4TH FLOOR**  
**THE SCHOOLHOLE**  
 136 STANLEY STREET  
 GLASGOW G4 1JH

**Project** PROPOSED FOOTBALL PITCHES & PAVILION  
**Client** POWERLEAGUE  
**Title** PROPOSED PAVILION PLAN  
**Project No.** 146901  
**Scale** 1:200 @ A3  
**Drawn** KH  
**Checked**

**Dwg. No.** 146901-030  
**Date** 10/07/14  
**Revision**





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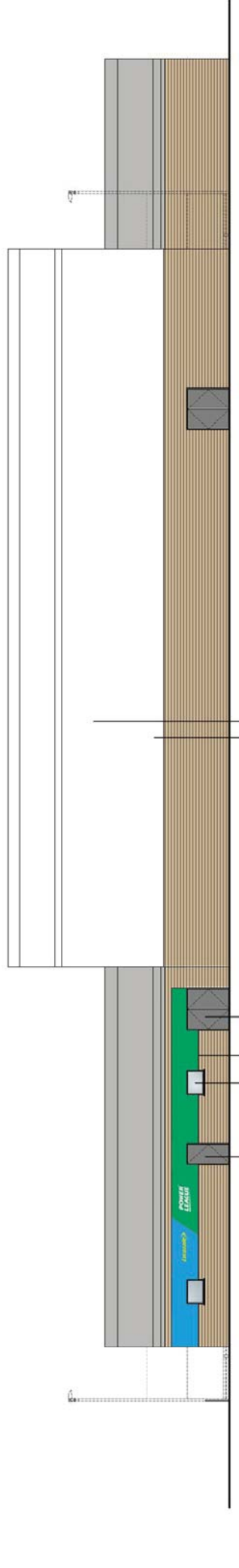
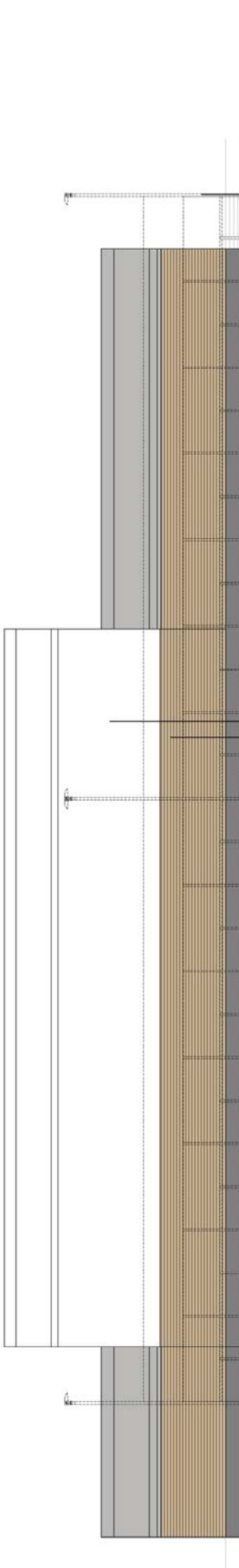
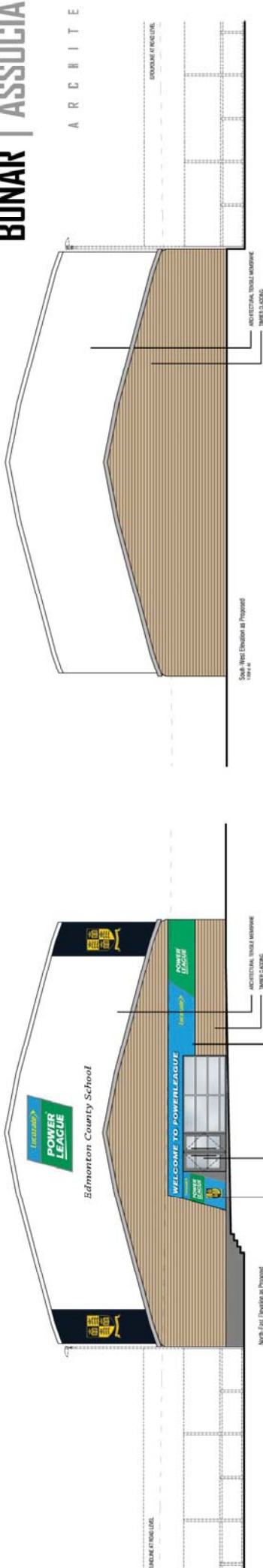
**Project** PROPOSED FOOTBALL PITCHES & PAVILION EN-FIELD  
**Client** POWERLEAGUE  
**Title** PROPOSED FACILITIES PLAN  
**Project No.** 14091  
**Scale** 1:100 @ A3  
**Drawn** KH  
**Checked** KH



**Issue Purpose** PLANNING  
**Dwg. No.** 14091-031  
**Date** 10/09/14  
**Revision** KH

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 3. This drawing is the immediate attention of the architect.  
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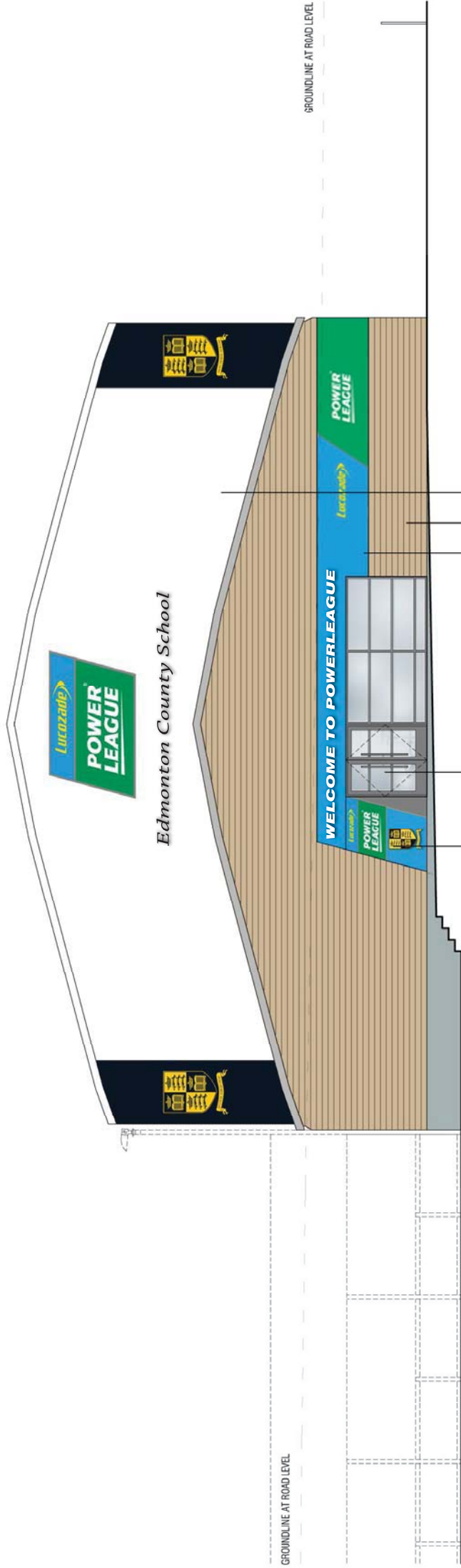
**Project** PROPOSED FOOTBALL PITCHES & PAVILION  
 ENFIELD  
**Client** POWERLEAGUE  
**Title** PROPOSED PAVILION ELEVATIONS  
**Project No.** 14691  
**Scale** 1:200 @ A3  
**Drawn** KH  
**Checked**  
**Dwg. No.** 14691-040  
**Date** 10/09/14  
**Revision**



SCALE BAR 1:200

**Issue Purpose** PLANNING

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North-East Elevation as Proposed  
1:200 @ A3

ARCHITECTURAL TENSILE MEMBRANE  
TIMBER CLADDING  
SIGNAGE  
PAVILION ENTRANCE

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**Project** PROPOSED FOOTBALL PITCHES & PAVILION  
ENFIELD

**Client** POWERLEAGUE

**Title** PROPOSED PAVILION ELEVATION

**Project No.** 14691/1

**Scale** 1:100 @ A3

**Drawn** KH

**Checked**

**Dwg. No.** 14691-041

**Date** 01/09/14

**Revision**

Issue Purpose  
**PLANNING**



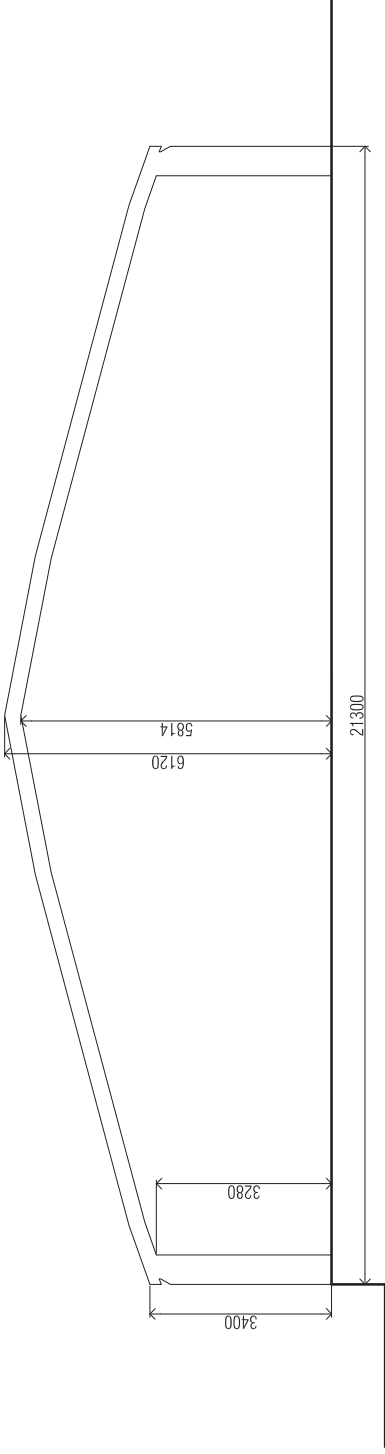
SCALE BAR 1:100

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138 STANLEY STREET  
GLASGOW G41 1UH

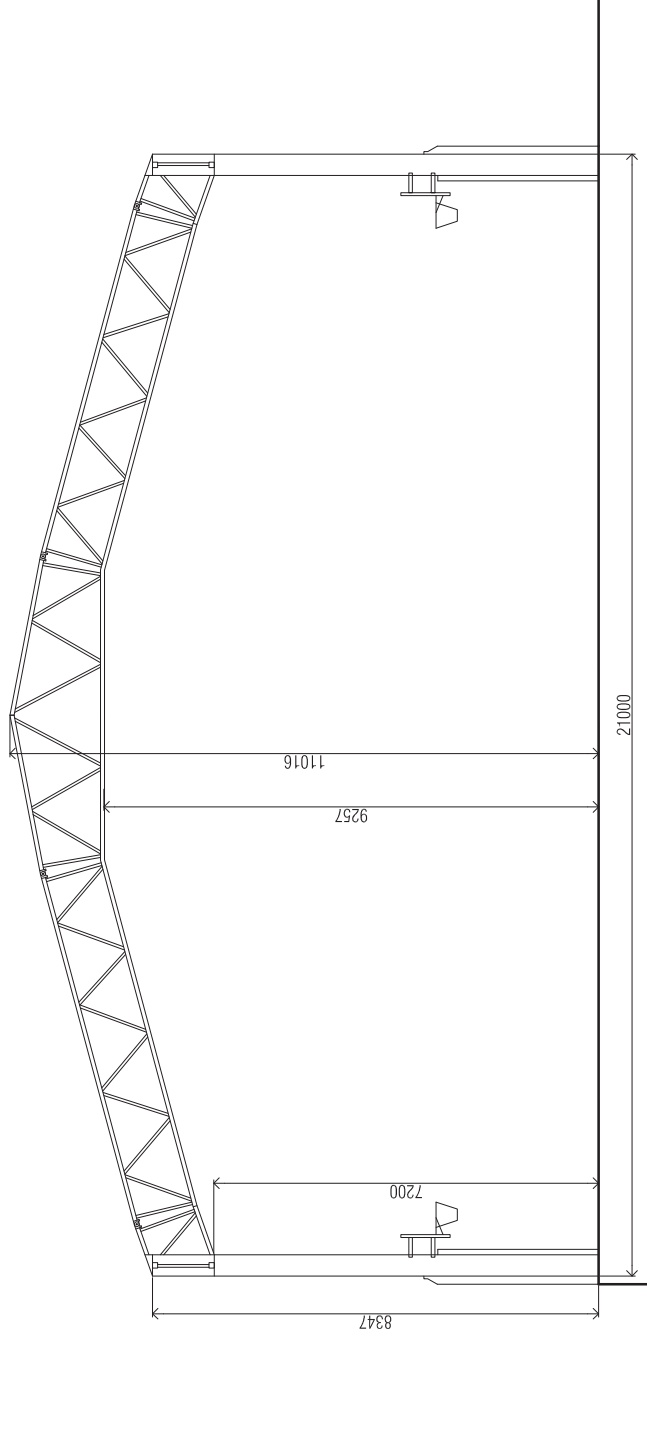
T -44 (0) 141 425 022

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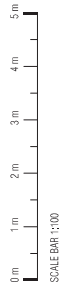
Section BB as Proposed  
1:100 @ A3



Section AA as Proposed  
1:100 @ A3

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**Project** PROPOSED FOOTBALL PITCHES & PAVILION  
ENFIELD  
**Client** POWERLEAGUE  
**Title** PROPOSED PAVILION SECTIONS  
**Project No.** 140901  
**Scale** 1:100 @ A3  
**Drawn** KH  
**Checked**



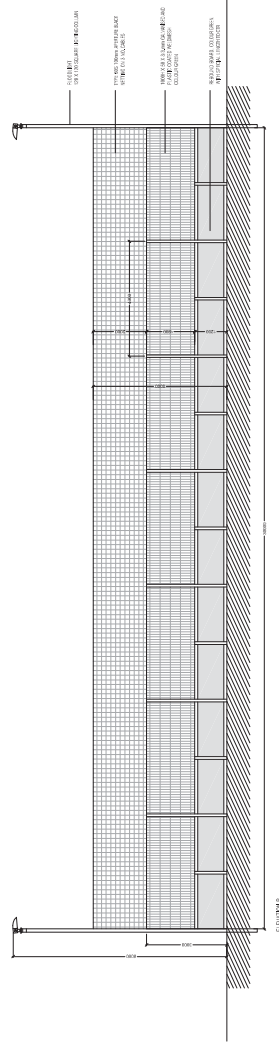
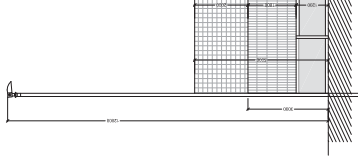
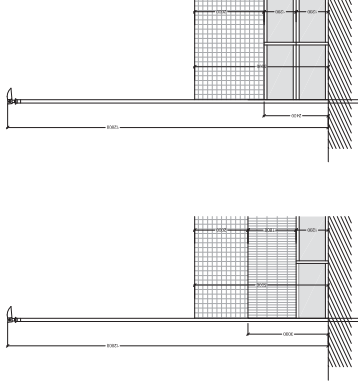
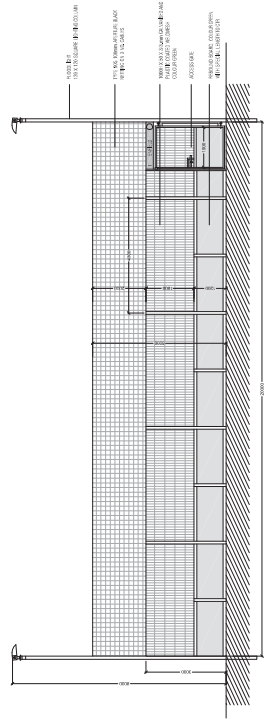
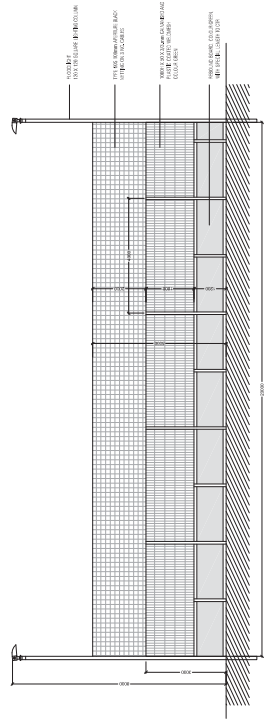
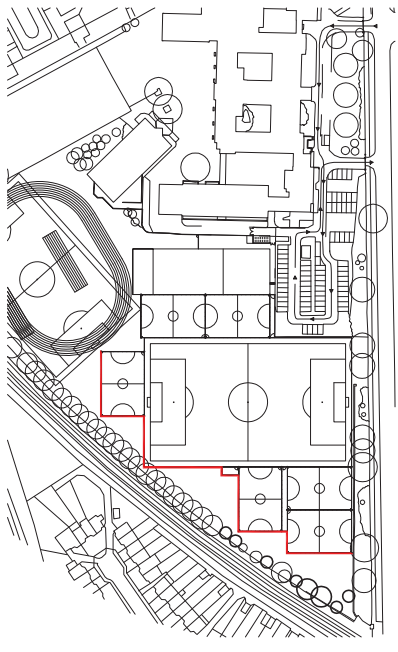
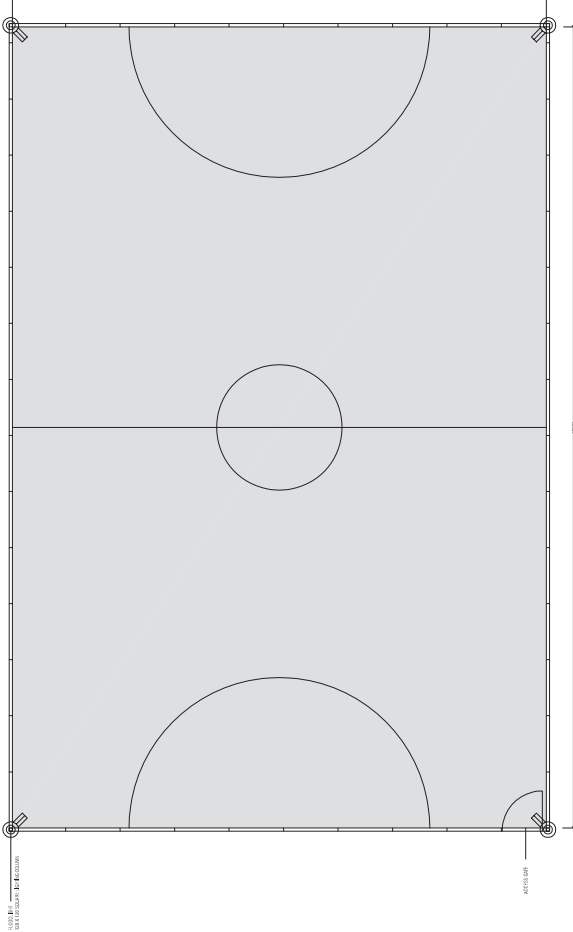
**Issue Purpose** PLANNING  
**Dwg. No.** 140901-050  
**Date** 10/09/14  
**Revision**

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**NOTES**

1. All work shall be in accordance with the Contractor's plan to preparation of the contract documents and shall be subject to the approval of the Engineer.
2. The work shall be completed in accordance with the approved program of work.
3. All work shall be in accordance with the approved program of work.
4. All materials shall be of the highest quality and shall be subject to the approval of the Engineer.
5. All work shall be completed in accordance with the approved program of work.
6. The Contractor shall comply with the CDOT 2007 Regulations.

ACOUSTIC CONTAINING DOUBLE LAYER FENCE AS RECOMMENDED BY SHARPS REMEDIATION CONSULTANTS



PLEASE NOTE: PITCH LIGHTING AND DETAILS ALSO APPLY TO 11-A-SIDE PITCH ASIDE FROM THE FLOODLIGHTS WHICH ARE A HEIGHT OF 12m

A. Addressed to the client and subject to the client's approval, the client shall be responsible for the provision of the following information:

Rev.	Description	By	Date
------	-------------	----	------

**BDMAR | ASSOCIATES**

**ARCHITECTS**  
 1000 WEST 10TH AVENUE  
 SUITE 200  
 DENVER, CO 80202  
 TEL: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.BDMAR.COM

Client: **FORM-SOURCE, LLC**

Project: **FORM-SOURCE, LLC**

Title: **Site Plan**

Proj. No.: **FORM**

Scale: **AS SHOWN**

Drawn By: **BD**

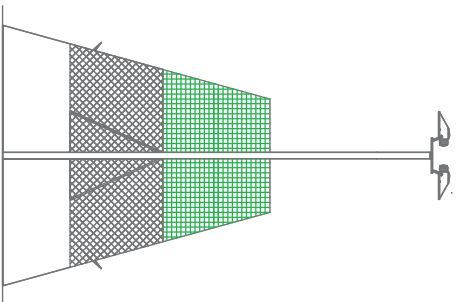
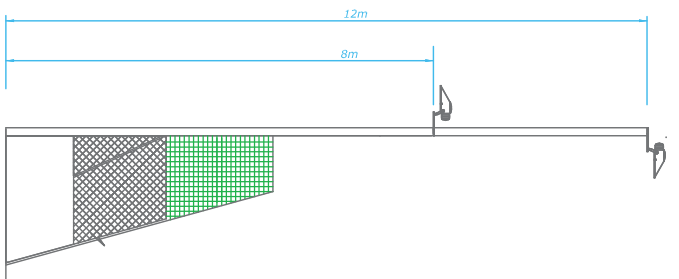
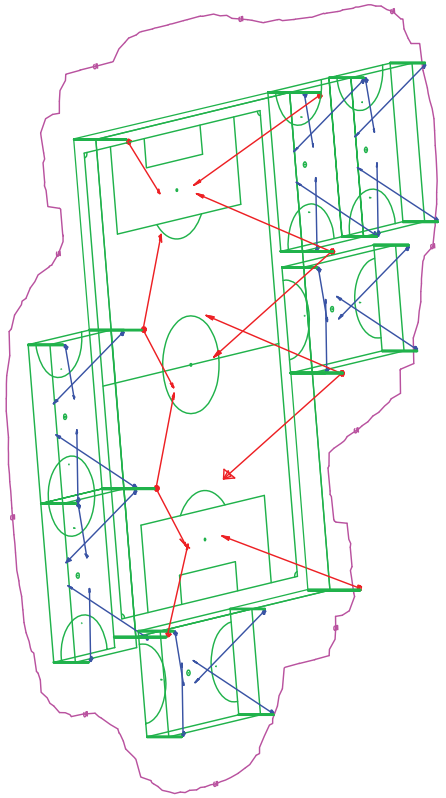
Date: **03/04/2014**

Issue Purpose: **FOR PERMITTING**

Copyright: **FORM-SOURCE, LLC**







Data from: Computer Plot 14216

## SJB Floodlighting

Birchwood Walk  
Gallewood, Cheshamford  
CM2 8TZ  
01245 475533  
info@sjbloodlighting.co.uk  
www.sjbloodlighting.co.uk

PROJECT  
Floodlighting 11V11 Pitch &  
'South-sided' Football Pitches

CLIENT  
PowerLeague Edmonton

TITLE  
Column, Floodlight Details,  
Illumination Levels, 5-Lux  
Spillage Contour

Scale 1:1000 & 1:100 @ A3

Drawn by BSB  
Date 8/09/14

DRAWING NUMBER  
SJB-14-201-01

REVISION

-