

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20 September 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Andy Bates
Mr S. Newton

Ward: Enfield
Highway

Application Number : 16/00763/FUL

Category: Major Small Scale

LOCATION: COLLEGE OF HARINGEY ENFIELD AND NORTH EAST LONDON, 73
HERTFORD ROAD, ENFIELD, EN3 5HA

PROPOSAL: Construction of 1 x external sports pitch with artificial grass and
hardstanding area, erection of perimeter fencing, gates and flood lighting and a single
storey storage building.

Applicant Name & Address:

College of Haringey,
Enfield & NE London
73, Hertford Road,
Enfield,
EN3 5HA

Agent Name & Address:

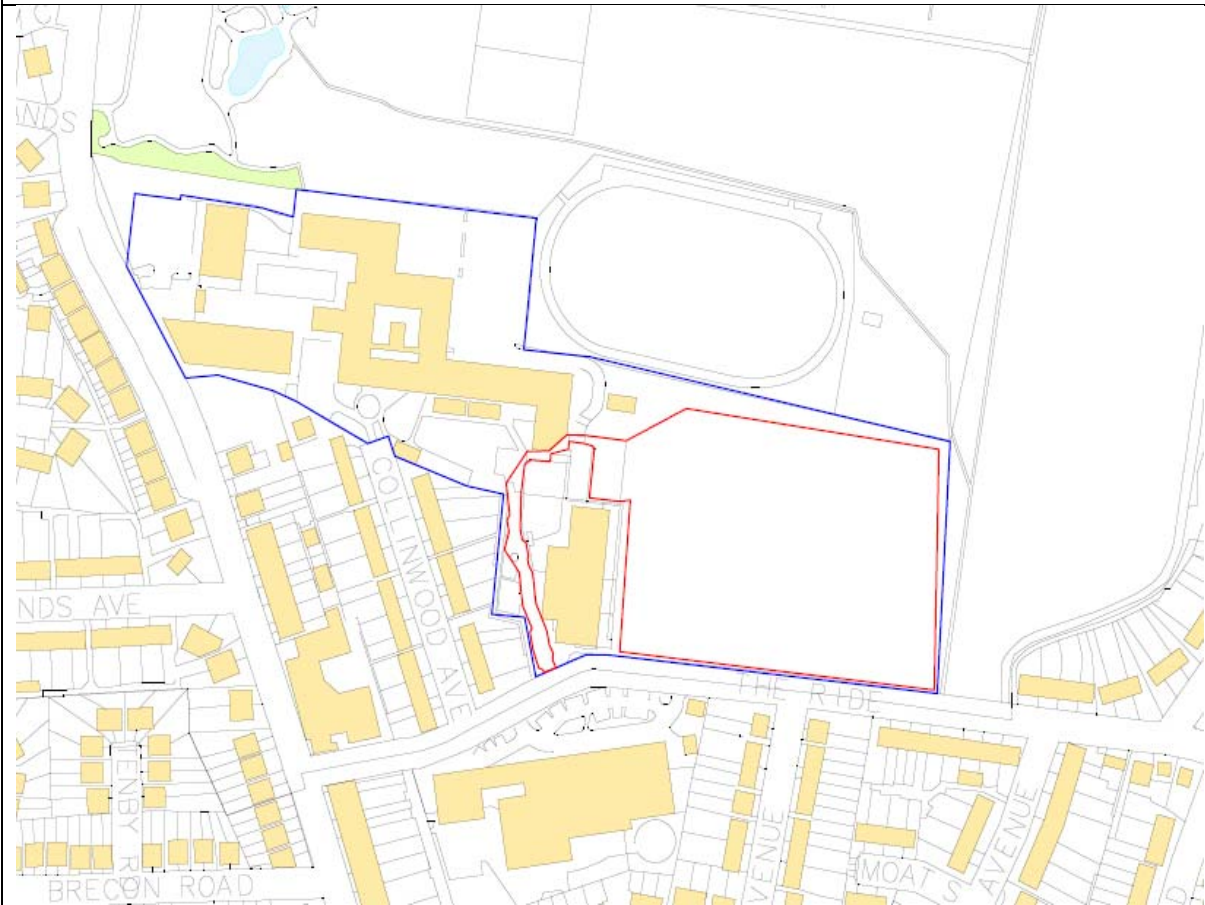
Mr Tom Betts
Surfacing Standards Ltd
1A Perth House
Corbygate Business Park
Priors Haw Road
Corby
Northamptonshire
NN17 5JG
United Kingdom

RECOMMENDATION:

That following referral to the Secretary of State and no objections being received,
planning permission be **GRANTED** subject to conditions:

Ref: 16/00763/FUL

LOCATION: College Of Haringey Enfield And North East London, 73 Hertford Road EN3 5HA



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North



1. Site and Surroundings

- 1.1. An existing education facility located on the eastern side of Hertford Road.
- 1.2. The college is bound by Hertford Road to the west, Durants Park to the north, Kingfisher Hall Primary Academy to the south and Metropolitan Open Land to the east.

2. Proposal

- 2.1. Permission is sought for the construction of 1 x external sports pitch with artificial grass and hardstanding area, erection of perimeter fencing, gates, flood lighting and a single storey storage building.
- 2.2. The proposed fencing will consist of a steel mesh ball-stop fence 4.5m in height around the perimeter of the pitch.
- 2.3. Eight floodlighting columns are proposed, each being 15m in height.
- 2.4. A metal shipping container is proposed for the storage of maintenance equipment. This will be clad in materials to be agreed with by the Local Planning Authority.
- 2.5. The proposed hours of use are:

Monday to Friday:	08:00 to 22:00
Saturday:	10:00 to 20:00
Sunday and Bank Holiday:	10:00 to 20:00

3. Relevant Planning Decisions

- 3.1. There is an extensive planning history associated with the site. Below are the most recent:
 - 3.1.1. Planning permission was granted in December 2012, following a referral to the Mayor for London (ref: P12-01762PLA), for the redevelopment of land at rear of Enfield College involving the demolition of The Ride building and relocation of metal storage container to provide a detached 2-storey building for a 2-form entry Primary Academy (420 pupils) and Nursery school (30 pupils) with ground floor canopy and first floor balconies to east elevation, first floor terrace and ground floor canopy to west elevation, canopy to main entrance south of site, soft and hard play areas to north of site, formation of an access road, 17 car parking spaces, drop off / pick up lane, associated landscaping works and alterations to existing vehicular access to The Ride.
 - 3.1.2. Planning permission was granted at Planning Committee on 20 December 2011 for the erection of single storey entrance building with covered walkway links to Kingfisher and Park buildings together with refurbishment of Park building to provide 13 new classrooms and 4 new tutorial rooms together with staff accommodation, storage and toilet facilities, together with alterations to car park no. 1, including an extension of the car park to the north, lighting, landscaping and internal circulation (ref: TP/11/1244).

- 3.1.3. Planning permission was granted at Planning Committee on 28 June 2011 for the erection of a single storey extension to the Collinwood building within the existing courtyard and landscaping of the remaining courtyard.
- 3.1.4. Planning permission was granted at Planning Committee on 16 February 2011 for the erection of a 2-storey building to provide a construction training workshop, together with an external brickwork training area, ancillary washing and changing areas (ref: TP/10/1392).
- 3.1.5. Planning permission was granted at Planning Committee on 24 June 2010 for the erection of a 2-storey infill extension to provide new entrance, student enrichment zone and 6 additional classrooms (ref: TP/10/0356).

4. Consultations

4.1. Statutory and non-statutory consultees

Sport England

4.1.1. The following comments have been received:

“The proposed AGP would result in the loss in almost half of the playing field and, in particular, the removal/loss of the cricket pitch/wicket. Although the proposed facility would be a benefit to football, it would be to the detriment of cricket at this site. In this regard, the England and Wales Cricket Board have confirmed they object to the loss of this cricket pitch, especially as the Playing Pitch Strategy (PPS) has not been completed. Furthermore, it appears that there is a deficit of cricket pitches within the Borough and the site has been identified with unsecured community use in the data that will inform the PPS. In consequence, the complete removal of the cricket pitch from the site in this instance is not considered outweighed by the benefits to football, which still could be played if the proposal were not to go ahead.

In light of the above, Sport England **objects** to the application because it is not considered to accord with any of the exceptions to Sport England’s Playing Fields Policy or with Paragraph 74 of the NPPF. To overcome this concern it is advised that a replacement cricket pitch/wicket is provided.

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England’s objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit”

Traffic & Transportation

4.1.2. No objections are raised.

Environmental Health

- 4.1.3. It has been advised that there are no concerns with regard to air quality or contaminated land.
- 4.1.4. With regard to noise, it has been advised that although the acoustic report states that there should be no issues, experience of sites bigger than this,

have shown that the shouting from matches can have a significant impact upon residents in close proximity. In this case the residents on the ride are close by and there has been no mitigation, other than a noise control plan, submitted with the application to address noise from people playing football.

- 4.1.5. A condition is required to secure the details (design, size, siting and minimum density) of an acoustic bund / barrier to limit the sound generated from the use of the site.

Tree Officer

- 4.1.6. No objections have been raised.

4.2. **Public**

- 4.2.1. Consultation letters have been sent to 92 neighbouring and nearby properties in addition to statutory site and press publicity.

- 4.2.2. No comments have been received.

5. **Relevant Policy**

5.1. The London Plan

- Policy 2.18 Green infrastructure: the multi-functional network of green and open spaces
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.16 Protection and enhancement of social infrastructure
- Policy 3.19 Sports facilities
- Policy 5.1 Climate change mitigation
- Policy 5.3 Sustainable design and construction
- Policy 5.13 Sustainable drainage
- Policy 5.16 Waste net self-sufficiency
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.19 Hazardous waste
- Policy 5.21 Contaminated land
- 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 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- Policy 7.17 Metropolitan Open Land
- Policy 7.18 Protecting open space and addressing deficiency
- Policy 7.19 Biodiversity and access to nature

5.2. Core Strategy

- CP9: Supporting community cohesion
- CP11: Recreation, leisure, culture and arts

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
CP32: Pollution
CP34: Parks, playing fields and other open spaces
CP36: Biodiversity
CP40: North east Enfield
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
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land Contamination and Instability
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD71	Protection and Enhancement of Open Spaces
DMD74	Playing Pitches
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD81	Landscaping

5.4. Other Relevant Policy and Guidance

National Planning Policy Framework
National Planning Practice Guidance
LBE S106 SPD
Enfield Characterisation Study
Community Infrastructure Levy Regulations 2010
North East Enfield Area Action Plan (NEEAP) (June 2016)

6. **Analysis**

6.1. Principle

6.1.1. The application involves development upon and enclosure of land designated as Metropolitan Open Land (MOL), a designation which confers protected status unless there are exceptional circumstances to outweigh against any

perceived harm to the openness of MOL. Balanced against this is the desire at national and local levels to protect and even enhance the provision of open space, sports and recreational facilities.

6.1.2. However, the overall acceptability of the scheme must be assessed against the additional impact from a greater intensity of use of the site.

6.2. Impact on Metropolitan Open Land

6.2.1. Core Policy 34 of the Core Strategy confirms the protected status of MOL. Policy 7.17 of the London Plan advises that the “strongest protection should be given to London’s [MOL] and inappropriate development should be refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL”. The supporting text to this policy (para.7.56) also confirms that the policy guidance contained within the NPPF on Green Belts (paras.79-92) applies equally to MOL. The text also advises that appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL.

6.2.2. Paragraph 74 of the NPPF states that: “Existing open space, sports and recreational buildings and land including playing fields should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

6.2.3. Paragraphs 87 and 88 of the NPPF advise that inappropriate development is harmful and should therefore not be approved except in very special circumstances unless the harm is clearly outweighed by other considerations. Paragraph 89 advises on the type of development in the Green Belt which can be considered as not being ‘inappropriate’. The proposed development is not one of the listed types of development that can be considered appropriate in Green Belt terms.

6.2.4. The development is for the replacement of an existing sports pitch with an artificial pitch. There are no objections to the re-surfacing in MOL terms however the proposal does entail the enclosure of the pitch with ball-stop fencing and lighting columns. Whilst fencing does reduce the openness of the MOL, it is considered that this should be weighed against the benefit of providing a facility that can be used year round. Moreover, Policy 7.17 of the London Plan, whilst according Green Belt status in terms of protection, does advise on the criteria that such a designation should meet. It is considered that the development proposal continues to meet with criterion “b” in that “*it includes open air facilities especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London*”.

6.2.5. With regard to the proposed lighting, DMD74(4) advises that these would not be acceptable on MOL unless justified through very special circumstances. The provision of lighting facilitates a greater use of the artificial pitch thus

according with the desire at national and local levels to protect and even enhance the provision of open space, sports and recreational facilities. The lighting columns are slim line in nature therefore in long views into the site / MOL would not be highly discernible. On balance, it is considered that the lighting columns will not unduly harm the openness of the surrounding MOL.

- 6.2.6. The maintenance container is considered to be an essential facility to support the use of the sports pitch. The proposal to clad it so that it does not maintain the appearance of a shipping container is welcomed and a condition will be imposed to secure the finishing details of the maintenance store.

Loss of a Cricket Pitch

- 6.2.7. Sport England, following their own consultation with the England & Wales Cricket Board, has raised an objection over the loss of a cricket pitch. Whilst it is recognised that a proposed use should not be to the detriment of an existing use, the college has confirmed that although the submitted plans do have the “wicket” in question annotated as a cricket pitch, it is in fact a redundant athletics run up associated with the curriculum of the previous school on site. Cricket does not form a part of the College’s curriculum, neither is it played on site by community groups or clubs.
- 6.2.8. Aerial photography would support the fact that that the whole of the field was previously marked out for athletics. Moreover, the location of the “cricket pitch” is considered to be in an unusual location given the very close proximity (33m) of the bund to the south, although it is recognised that there are no particular standards in relation to the size of the playing area.
- 6.2.9. Having regard to DMD74, the proposal does not result in a “pitch” that is in use for cricketing purposes. On balance, it is considered that sufficient evidence exists to demonstrate that there has been no cricketing activity taking place at the College for a considerable period of time, if at all.

6.3. Impact on Neighbouring Properties

- 6.3.1. With regard to any potential impact on adjoining residential occupiers, key concerns revolve around noise, lighting and traffic generation / parking.

Noise

- 6.3.2. 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.

- 6.3.3. Although the site is currently in use as a playing field, its use is controlled by access through the college and the hours are curtailed by daylight hours and by the condition of the pitch. The proposed pitch, with lighting, will enable a more intensive use, later into the evening and potentially all year round.
- 6.3.4. The submitted acoustic report considers that the level of distancing to the nearest residential properties (52m to No.107 The Ride), together with the existing vegetated bund fronting The Ride and the Kingfisher Academy building / College buildings screening the residents on Collinwood Avenue, any noise resulting from the use of the pitch is not expected to adversely affect nearby residents.
- 6.3.5. Although there is some merit in the findings of the acoustic report, recent experience from existing sites in the Borough indicates that noise from shouting during games can be a particular problem. The vegetated bund will not satisfactorily address this issue. It is therefore recommended that prior to development commencing, details of an acoustic barrier are secured

Lighting

- 6.3.6. Given the sensitivities of the site, adjacent to residential dwellings and on MOL, a lighting scheme should be designed to minimise the impact on these elements (light spillage / light trespass), whilst obviously providing the necessary level of lighting for functional use. For outdoor sporting provision, sports lighting can considerably extend the hours of use especially outside the summer months and is often critical to the viability of many facilities which rely on income from mid-week evening lettings to cover operating costs. Sports lighting is therefore essential if these sports facilities are to be used to their full capacity and justify the level of capital required to provide them. Without sports lighting, opportunities for sport would be significantly restricted.
- 6.3.7. At 15m in height, the lighting columns would be visible above the existing vegetated bund fronting The Ride and also above the ridge of the roof of the Kingfisher Academy (9m).
- 6.3.8. Although the lights may be visible above the aforementioned, directional technology would minimise light spillage beyond the playing surface. The issue therefore is of the glow that surrounds the lights because the playing fields are otherwise dark. Whilst the glow cannot be avoided, limits on the hours of use would at least ensure that residents are provided with some comfort that

6.4. Highways Considerations

Access / Traffic Generation / Parking / Servicing

- 6.4.1. The College plan to install new security gates internally within the college campus to segregate buildings not used by community visitors. This will allow all gated entrances to driveways to be opened for community users travelling by car outside the normal college day and at weekends. This will prevent congestion to the adjoining highways during peak traffic times. It has also been advised that all car parking areas onsite will be open when events are planned that coincide with pitch use. If a College event is likely to attract a large amount of visitors, the College will also close the pitch during that

evening, thereby limiting the amount of vehicles travelling to site and preventing congestion and illegal parking to adjoining highways.

- 6.4.2. A Travel Plan was submitted with the application, however it does not specifically address the use of the pitch. It is considered that more details are required from the submitted Travel Plan to demonstrate how the additional activity resulting from the use of the artificial pitch will not unduly impact on traffic and parking because of measures to be employed.
- 6.4.3. A condition is proposed to secure details of a car parking management plan to provide some comfort that the car parking areas are available to all users outside of school times to limit any parking overspill onto the surrounding streets.

6.5. Sustainable Design & Construction

Drainage

- 6.5.1. Core Policy 28 and DMD 61 requires that all developments to provide sustainable urban drainage systems. Given the increase in hard surfacing, it is considered to not be unreasonable to secure details of a drainage scheme, incorporating SuDS measures.

Biodiversity

- 6.5.2. CP36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. The vegetated bund could be enhanced in some places, particularly towards its western end where the height and density of plantings is not as great as that on other parts of the bund. Additional plantings could reasonably be secured by condition.

Contamination

- 6.5.3. The campus, prior to its use for educational purposes, was used as a horticultural nursery. The site has been subject to previous contamination investigations associated with previous planning permissions, most recently the Kingfisher Hall Primary Academy. Details from the latest report were considered acceptable although a condition was imposed to deal with contamination not previously identified. Given the scope of works proposed, it is considered unnecessary in this instance to impose any further contamination conditions.

6.6. Community Infrastructure Levy (CIL)

- 6.6.1. The development does not create any additional floor space and is therefore not CIL liable.

7. **Conclusion**

- 7.1. On balance, the proposal, by continuing to provide for recreational / sporting needs, outweighs the harm to the openness of the MOL through the introduction of fencing around the sports pitch.
- 7.2. The development will not unduly impact on the amenity of neighbouring residential occupiers with particular regard to noise and light spillage.

- 7.3. Having regard to all of the above, it is considered that planning permission should be granted for the following reasons:
1. The proposed development, will not unduly impact on the openness of the Metropolitan Open Land having regard to Core Policy 34 of the Core Strategy, Policies 3.19 & 7.17 of the London Plan, Policy DMD71 of the Development Management Document, and with guidance contained within the National Planning Policy Framework (in particular section 9).
 2. The proposed development improves facilities at the existing college campus whilst also providing for community usage. It is therefore considered that the proposed development complies with Policies 3.16, 3.18, 3.19 & 7.1 of The London Plan, Core Policy 8 of the Core Strategy, Policy DMD17 of the Development Management Document, and with guidance contained within the National Planning Policy Framework (in particular section 9).
 3. The proposed development due to its design, size, siting will not detract from the character and appearance of the surrounding area nor would it unduly affect the amenities of adjoining or nearby residential properties having regard to Core Policy 30 of the Core Strategy, Policies 7.1, 7.4 & 7.6 of The London Plan, Policy DMD37, 3 &, 42 of the Development Management Document and national guidance contained within the National Planning Policy Framework (in particular section 7).
 4. By virtue of measures proposed and conditions imposed the proposal makes appropriate provision for access, parking and servicing. In this respect the development would comply with Policies 6.3, 6.10, 6.11 & 6.13 of the London Plan, Policy DMD45 & 47 of the Development Management Document, and national guidance contained within the National Planning Policy Framework (in particular section 4)
 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 Core Policies 22 & 28 of the Core Strategy, Policies 5.1 & 5.3 of the London Plan, Policy DMD 59 & 61 of the Development Management Document, as well as national guidance contained with the National Planning Policy Framework (in particular section 11).

8. Recommendation

- 8.1. That following referral to the Secretary of State and no objections being received, planning permission be GRANTED subject to the following conditions:
1. Approved Plans – Revised
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. Hard Surfacing – Sports Pitch

The artificial grass pitch hereby permitted shall not be constructed other than substantially in accordance with Sport England/National Governing Body Technical Design Guidance Notes; Artificial Surfaces for Outdoor Sport or FA Guide to Football Turf Pitch Designs and Layouts.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

4. Sports Pitch – Maintenance Plan

Before the artificial grass pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. This should include measures to ensure that the surface is replaced at the end of its usual lifespan. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy.

5. Sports Pitch – Hours of Use

Unless otherwise agreed in advance and in writing by the Local Planning Authority, the artificial grass pitch, grass sports pitch and multi-use games areas and its associated sports lighting shall not be used outside the hours of:

- a. Monday to Friday: 08:00 to 22:00
- b. Saturday: 10:00 to 20:00
- c. Sunday and Bank Holidays: 10:00 to 20:00

Reason: To balance illuminating the playing field/sports facility for maximum use with the interest of neighbour amenity and sustainability in accordance with Development Plan Policy.

6. Lighting – Details of Timing Mechanism

The floodlighting columns shall not be installed until details of a timing mechanism to limit their hours of use to those as prescribed by Condition 5 of this permission (“Sports pitch – hours of Use”), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting columns shall only be erected with the approved timing mechanism.

Reason: To balance illuminating the playing field/sports facility for maximum use with the interest of neighbour amenity.

7. **Community Use Agreement**
No development shall commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch hereby permitted and include details of:
Pricing policy;
Hours of use;
Access by non-educational establishment users;
Management responsibilities; and
a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

8. **Details of Acoustic Barrier**
The development shall not commence until details of the design, size, siting and minimum density of an acoustic bund / barrier to limit sound generated from the use of the site being audible beyond the site boundary, has been submitted to the Local Planning Authority and approved in writing.

The approved acoustic barrier must be installed prior to first use of the pitch and permanently maintained.

Reason: To minimise any additional impact on neighbour amenity from noise generated by the approved development and to ensure an acceptable appearance.

9. **Details of Materials – Maintenance Store**
Details of the external finishing materials for the proposed equipment maintenance store shall be provided to the Local Planning Authority for approval in writing prior to its installation. The maintenance store shall be implemented in accordance with the approved details and permanently maintained.

Reason: To ensure that the appearance of the maintenance store does not have a harmful impact on the setting of the surrounding MOL.

10. **Car Park Management Plan**
The use shall not commence until details of a car Park Management Plan has been submitted to the Local Planning Authority and approved in writing. The Car Park Management Plan shall detail how the car parking areas within the College are to be managed and made

available to all users of the facilities of the College during and outside of usual College operating hours, and review mechanisms.

The use shall only take place in accordance with the approved Management Plan.

Reason: To ensure the maximum amount of car parking spaces is available to users of the artificial pitch and to all users of facilities on the site, thereby reducing overspill parking onto the surrounding highways, in the interest of the free flow and safety of traffic on the adjoining highways.

11. Servicing / Deliveries for Construction Purposes
Throughout the duration of the construction of the development hereby approved, there shall be no access to the site for construction servicing and delivery purposes between the hours of 8:50am to 9:30am and 3pm to 3:45pm Monday to Friday whatsoever without the prior approval in writing of the Local Planning Authority.

Reason: To avoid conflict of traffic movements with the pupil drop-off / pick up times of Waverley School whose pupils are transported by buses, in the interest of the free flow and safety of vehicular and pedestrian traffic on the adjoining highways and with Kingfisher Academy.

12. SUDS 1
Prior to development commencing, a drainage strategy shall be provided to the Local Planning Authority for approval in writing. The drainage strategy shall include the following details:
- a. How the chosen Strategy conforms to the London Plan Drainage Hierarchy
 - b. A drainage plan that includes flow routes,
 - c. Overland flow routes for exceedance events
 - d. The discharge rate off site
 - e. The proposed storage volume of storm water
 - f. Specifications for any swale and rain gardens (and any other drainage feature)
 - g. A management plan for the drainage system
 - h. Measures to prevent pollution of the receiving groundwater and/or surface waters
 - i. A management and maintenance plan, for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime; and
 - j. The responsibilities of each party for implementation of the SUDS scheme, together with a timetable for that implementation.

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 and to ensure implementation and adequate maintenance.

13. Construction Methodology

That development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- (a) details of construction access, associated traffic management and vehicle routing to the site
- (b) hours of access for construction servicing and delivery purposes to ensure no conflict with the dropping off / picking up times for Kingfisher Hall Academy and Waverley School.
- (c) arrangements for vehicle servicing and turning areas
- (d) arrangements for the parking of contractors vehicles clear of the public highway
- (e) arrangements for wheel cleaning
- (f) details of the site compound and the layout of temporary construction buildings
- (g) arrangements for the storage of materials
- (h) hours of work
- (i) 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 then be undertaken in accordance with the approved construction methodology.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads, prejudice highway safety or the free-flow of traffic on the adjoining highways, to minimise disruption to neighbouring properties and schools.

NO.	REVISION	DATE	BY	CHKD
01	ISSUE FOR APPROVAL	11/01/11	SS	SS
02	ISSUE FOR APPROVAL	11/01/11	SS	SS
03	ISSUE FOR APPROVAL	11/01/11	SS	SS
04	ISSUE FOR APPROVAL	11/01/11	SS	SS



College of Haringey
3G Artificial Grass Pitch (AGP)

AGP offset from playing field boundary to avoid conflict with existing trees with 5m radius canopies and 2no. inspection chambers located 5.5m from boundary

Maintenance equipment storage container

11.5 x 0.5m Longitudinal goal storage alcove to store fixed side folding 11v11 goal (2no. areas in total)

3.0m wide hard standing access for pedestrians / maintenance / emergency access with post and rail fencing along both sides

1.2 / 2.0m high pitch perimeter barrier to segregate artificial grass pitch areas from Respect spectator area

78.45 x 4.0m Respect spectator area

15.0 x 2.0m lateral goal storage area to accommodate 1no. SW8 goal and 2no. 7V7 / SW5 goals (4no. areas in total)

106.0m x 70.0m Artificial Grass Pitch (AGP) accommodating 1no. SW8 goal and 2no. 7V7 / SW5 goals (4no. areas in total)

4.50m high ball stop fence to AGP perimeter

Existing grassed bund to be layered with excess soil until height is at 3.3m high



50m
25m
10m

**College of Haringey
3G Artificial Grass Pitch (AGP)**



FA Competitive Full Sized Football Floodlighting Scheme - Scale 1:750
Football Table Illuminance



FA Competitive Full Sized Football Floodlighting Scheme - Scale 1:750
Environmental Spillage and Iso Spillage at 1.80m Height



Floodlighting Column
Elevation - Scale 1:50

SSU
SURFACING STANDARDS LIMITED
SPORTS PITCH CONSULTANTS

Please refer to the Design and Access
Statement along with the Appendices:
Appendix A
Floodlighting Performance Results
Appendix B
MNH-FIC 2009W
Appendix C
Optimised Luminaire
Appendix D
L/P 2011

NO	REVISION	DATE	BY	CHKD
01	ISSUED FOR PERMIT	28/11/10	SSU	SSU
02	AMENDMENT	28/11/10	SSU	SSU
03	REVISED	28/11/10	SSU	SSU

SSU
Surfacing Standards Limited
SPORTS PITCH CONSULTANTS



Sam McDonald
College of Haringey
3G Artificial Grass Pitch (AGP)
Floodlighting Scheme
SSU2009
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