

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20 April 2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
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Ward: Enfield Highway

Ref: 16/05432/FUL

Category: Full Application

LOCATION: Brimsdown Sports Club, Goldsdown Road EN3 7RP

PROPOSAL: Part retrospective application for the redevelopment of site to include demolition of existing club houses and ancillary structures, erection of a 2 storey club house with viewing deck incorporating changing rooms, staff and conference room, retention of existing turf pitch, additional stands to main pitch, alteration to ground levels, creation of 2x turf football pitches, 1x full size artificial football pitch and 7x enclosed multi use games areas (MUGAs), increase in parking, flood lighting and landscaping.

Applicant Name & Address:
Brimsdown Sports Club,
Goldsdown Road
Enfield
EN3 7RP

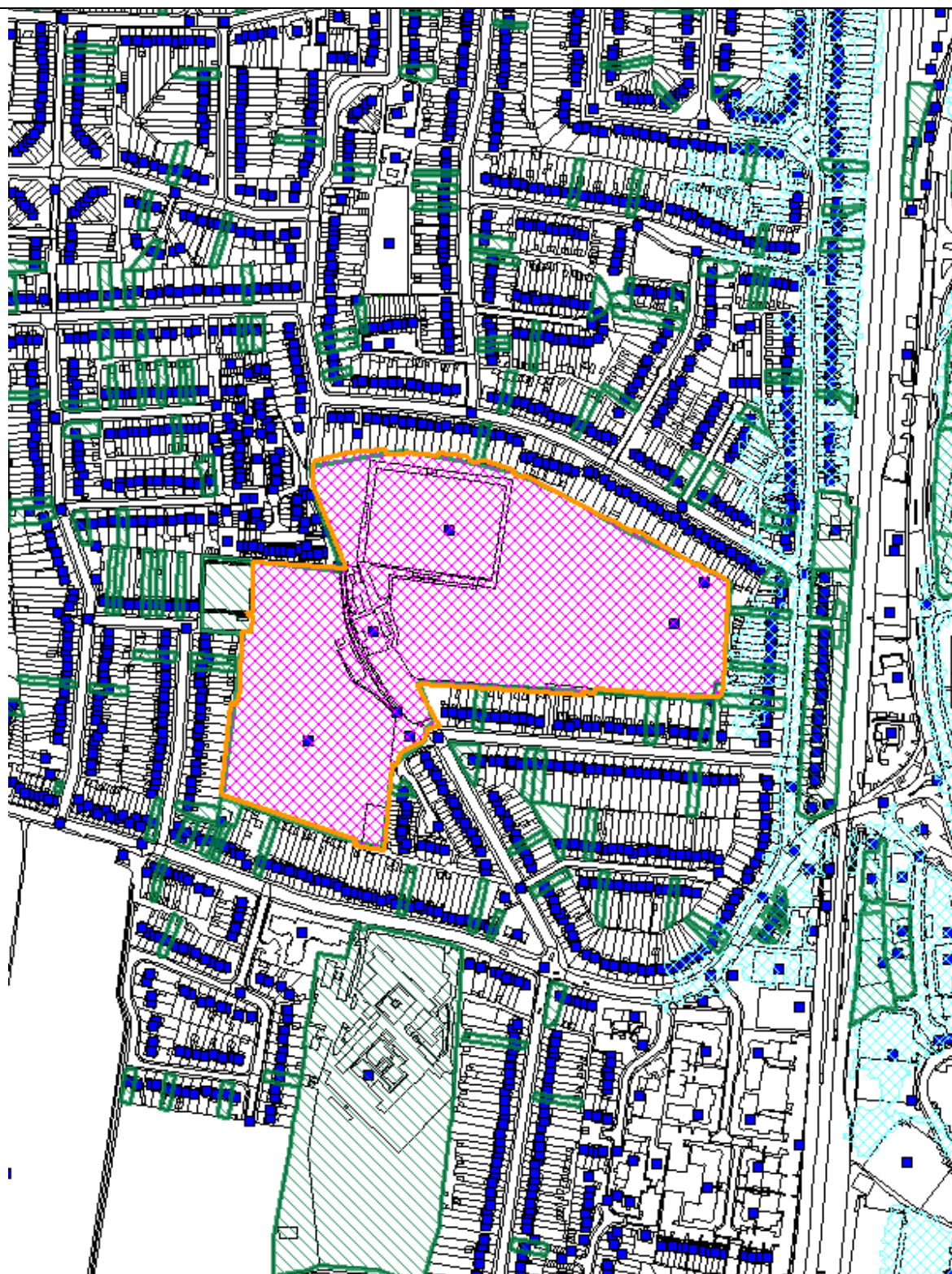
Agent Name & Address:
Mr Duncan Paterson
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RECOMMENDATION:

That following referral to the Secretary of State in light of the objections from Sport England and no objections being received, and subject to the completion of a S106 Agreement to secure the obligations as set out in the report, the Head of Development Management / Planning Decisions Manager be authorised to **GRANT** planning permission subject to the conditions.

Note for Members:

Ref: 16/05432/FUL LOCATION: Brimsdown Sports Club, Goldsdown Road, EN3 7RP,



1. Site and Surroundings

- 1.1. The site is an existing sports ground located on the northern side of Green Street, accessed off Goldsdown Road.
- 1.2. Beyond the site entrance and prior to the fire, there were a series of single storey structures which formed a series of clubrooms (Yalova FC and Bush Hill Rangers FC) and ancillary structures. An informal parking area was formed between the entrance and the aforementioned structures. Immediately to the east of the site entrance and connecting Goldsdown Road with Carterhatch Road to the north, is a public footpath which bisects the site into an eastern and western side.
- 1.3. The eastern side (also known as “The Stadium Site”) was occupied by the aforementioned clubrooms and the main playing pitch, located within the north-west corner. The remainder of this part of the site had been stripped of soil with large stockpiles of imported soil lying in various overgrown bunds.
- 1.4. Around the main pitch are four existing lighting columns and remnants of a covered stand on the northern side of the pitch and an uncovered, seated stand on the southern side. The player dugouts are located on the northern side of the pitch.
- 1.5. The western side (also known as “The Downs”) has a single storey clubhouse / pavilion building facing towards a football pitch. Unlike the Stadium Site, the whole of this part of the site would appear to still be in use.
- 1.6. The site is surrounded by residential developments consisting of a mixture of semi-detached, terraced and purpose-built flats on Carterhatch Road to the north, Brimsdown Avenue to the east, Osborne Road to the south and Bowood and Mayfield Roads to the west.
- 1.7. On the southern side of Green Street is Durants Park where there are a number of pitches and MUGA.

2. Amplification of Proposal

- 2.1. Part retrospective application for the redevelopment of site to include demolition of existing club houses and ancillary structures, erection of a 2 storey club house with viewing deck incorporating changing rooms, staff and conference room, retention of existing turf pitch, additional stands to main pitch, alteration to ground levels, creation of 2x turf football pitches, 1x full size artificial football pitch and 7x enclosed multi use games areas (MUGAs), upgrading of access roads, increase in parking, flood lighting and landscaping.
- 2.2. The proposed new clubroom facilities will be sited nearer to the main pitch, approximately 40m north of the existing. Facilities to be provided will include:
 - 10 changing rooms
 - Male/female toilet facilities
 - Visitor's lounge bar with kitchen, servery and storage
 - Meeting room / crèche
 - Gym
 - Various offices
 - Committee room
 - Conference room

- Clubroom and bar
 - Partially covered balcony viewing area
- 2.3. The MUGA will be arranged with three on the eastern side of the proposed full-size artificial pitch and four between the proposed clubrooms and the western side of the artificial pitch. The MUGA will be completely enclosed within two buildings measuring approximately 43m x 62m x 9.2m and 38m x 80m x 9.2m respectively.
 - 2.4. Ground levels have been altered through the stripping away of some soil and the unlawful importation of soil. Some of the imported soil will be formed into bunds around the perimeter of the site and some will increase ground levels around the site generally. Ground level within the car park will be increased by approximately 0.9m above existing levels and the bund along its western boundary will rise a further 1.4m. The main pitch will be elevated approximately 1m above existing ground level
 - 2.5. The full-size artificial pitch will be provided with an acoustic barrier to help mitigate any noise from its use.
 - 2.6. Primarily located to the east of the access road, car parking will be provided for 254 vehicles, 14 minibuses and 100 bicycles.
 - 2.7. It is anticipated that local schools, clubs and the wider community will have access to the proposed facilities.
 - 2.8. Four new spectator stands are proposed around the main pitch. These will include two 30m long touchline stands (approximately 6.5m in height) and two 20m long goal line stands (approximately 6.5m in height).

3. Relevant Planning Decisions

- 3.1. There is an extensive planning history associated with the site. The most relevant are provided below:
 - 3.1.1. Outline planning permission (ref: TP/98/1411) was granted with conditions on 21/12/1998 for a new sports pavilion (including changing facilities) and extension to existing changing facilities adjoining sports and social club. The pavilion building was sited on the field to the east of the main clubhouse.
 - 3.1.2. Planning permission (ref: TP/95/0824) was granted with conditions on 12/03/1995 for the erection of a bowls club pavilion and changing rooms.
 - 3.1.3. Planning permission (ref: TP/89/1352) was granted with conditions on 21/05/1990 for the erection of a bowls club pavilion and changing rooms.
 - 3.1.4. Planning permission (ref: TP/06/0441) was granted on 27/04/2006 for an extension to existing seating area to provide 100 additional seats with installation of turnstile.
 - 3.1.5. Planning permission (ref: TP/02/0319) was granted on 06/11/2003 for an extension to existing seating area to provide 100 additional seats with installation of turnstile.
 - 3.1.6. An application for the (ref: 15/01063/FUL) part retrospective redevelopment of site to include demolition of existing club houses and ancillary structures, erection of a 2 storey club house with viewing deck incorporating changing rooms, staff and conference room, retention of existing turf pitch, additional stands to main pitch, alteration to ground levels, creation of 2x turf football pitches, 1x full size artificial

football pitch and 4x multi use games areas (MUGAs), upgrading of access roads, increase in parking, flood lighting and landscaping was initially deferred by Members at the June 2016 Planning Committee. The applicants appealed to the Secretary of State against the non-determination of the application and as a result, it is only now possible for the Local Planning Authority to set out what decision it would have made as the matter now fell to the Secretary of State. Members resolved to refuse the application due to concerns over: loss of privacy and outlook; the impact on the health of trees from soil level changes and inadequate planting; and noise, disturbance and nuisance arising from the hours of use and the more intensive use of the site. The Appeal was withdrawn as the applicant had submitted the application currently before Members.

4. Consultations

4.1. Statutory and non-statutory consultees

Environment Agency

4.1.1. The following has been advised:

- A bespoke environmental permit under the Environmental Permitting Regulations 2010 will be required because there is not currently enough information within the planning application submission to know if the proposed development can meet our requirements to prevent, minimise and/or control pollution and therefore establish whether or not the applicant will be successful in securing a permit for the proposed use.
- No objections are raised subject to the inclusion of various conditions to deal with contamination. This includes a remediation strategy, verification reports, surface water drainage, piling / foundations.

Environmental Health

- 4.1.2. No objections are raised subject to conditions being imposed to secure floodlighting, sound and contamination remediation details. Information is required on what the acoustic performance of the two MUGA buildings is anticipated to be.

Sport England

- 4.1.3. It has been advised that while some matters can be addressed through condition, an objection is maintained for the following reasons:

“Need

Whilst Sport England does not wish to discourage new sport facilities, where they result in the loss of playing field (regardless of its current degree of use) it is essential that there are sufficient benefits to the development of sport as to outweigh the detriment caused by the loss of the playing field... any area of a grass playing field can be used for sporting purposes covering many different sports whether competitively or for general training/skills sessions. Artificial Grass Pitches (AGPs) and Multi-Use Games Areas (MUGAs) are fixed structures with fixed dimensions and are only suitable for a limited number of sports. They cannot be moved around and resized to cater for changes in sport over the years. Therefore, it is important for there to be an established need in area where a facility is proposed. This need would have to be established by an up-to-date and robust assessment such as a Playing Pitch Strategy (PPS).

Having regard to the information that is currently available, Sport England does not consider that a robust strategic need for the MUGAs or AGPs in this location has been established at present. The business case submitted does not provide a comprehensive assessment of supply and demand of sport facilities and participation to provide a robust conclusion and a clear recommendation. Although generally London has a deficit of AGPs, it is not clear currently whether there is a need for the AGP's at this particular site to meet an established local need. However, the Council is currently in the process of developing a PPS which Sport England understands has progressed to 'Stage C'. It is at this stage when trends emerge which can indicate where AGPs are needed to meet current and future demand. Sport England therefore recommend that the Council's lead on the PPS, Matthew Watts (as Sport England understands), is contacted so it can be understood when this information would be available. The PPS has undergone a robust and rigorous development with key stakeholders and therefore would provide a sufficient basis to assess any AGP application. Until the details from the PPS have emerged Sport England are unable support that there is a need for the proposed AGP's in this location.

Layout

The proposed car park would result in a considerable loss of playing field land which would affect the sporting capacity at the site. Although the drawings indicate a football pitch would remain on the western playing field, this would be compact due to the extensive car park proposed. This playing field would provide limited areas for play off the pitch, for example for warm-up, training and informal play, which are also important functions of playing fields. In addition, the reduction in playing field size would not allow the football pitch to be moved to reduce wear and tear thereby maintaining its quality. Sport England, therefore, object to the extent of car park proposed as this would detrimentally affect the playing field at the site.

As previously noted, Sport England has concerns regarding the pavilion and would like to understand how this would be considered after any approval having regard to the detail already provided in the submitted drawings. In addition, the internal layout would inform the pavilions' footprint which would in turn affect the location of other elements of the scheme, for example car parking, position of the MUGA's etc. Since the pavilion has been included as part of this full planning application Sport England considers the design, size and layout should be assessed at this stage.

The design of the MUGA and AGPs' should accord with Sport England's technical design guidance, including AGP pitch markings, and therefore the submitted drawings should be amended to reflect this.

AGP Location

The location of the proposed AGP to the east of the stadium would be the same location as a previous football pitch. However, Sport England understands the previous football pitch was natural turf and was not floodlit. The proposed AGP, which would be floodlit, would allow sport to be played later into the evening and therefore does the Council accept the noise impact of this extended use on the dwellings that back onto the site? Sport England would object to any restriction imposed on the proposed AGP's which would limit their availability for community use during the peak time for community sport participation (until 10pm in the evening). If restrictions are considered, this raises questions regarding the suitability of the proposed AGPs location.

Community Use

Sport England welcomes the intention for the community use of the proposed facilities and would seek the submission of a Community Use Agreement (CUA) to ensure this is secured in order to consider the proposed facilities to be of benefit to sport. However, the requirement to submit a CUA could be imposed by condition. It should be noted that the business case appears to indicate community use from 9am which, unless the management have an agreement with another body such as school, is unlikely to be the case.

Overall, Sport England has concerns with the proposal and it does not consider that at present, with the information currently available, it adequately meets any of its exceptions detailed in its playing field policy...

In consequence, Sport England object to the proposal for reasons as detailed above. To overcome these concerns it is recommended that the PPS has established a need for the proposed facilities, the proposed layout is reconsidered to ensure a minimal, if any, playing field land is lost to the proposed car park, the proposed AGP's have markings in line with Sport England (or The FA's) guidance, the Council confirm the site would be available for community use until 10pm and the proposed pavilion is designed in accordance with Sport England's design guidance and is a suitable size."

Greater London Authority

- 4.1.4. The local planning authority is required to consult with the Mayor's Office where an application falls within one of the categories of potential strategic importance. Consultation with the Mayor's Office, is a two stage process, unless otherwise informed by the Mayor.
- 4.1.5. The stage one consultation response confirms that the Mayor considers that the application does not raise any strategic planning issues and that the application can be determined without further reference to the Mayor.
- 4.1.6. The council is reminded however, that electric vehicle charging points should be provided and should therefore be subject to a condition. A construction logistics plan should also be secured by condition. It is requested that a copy of the decision notice and any S106 agreement is sent to the Mayor.

SUDS Officer

- 4.1.7. The following has been advised:
 - There are no source control SuDS measures from the runoff from the club house and it's car park. There is therefore unrestricted runoff containing silts from the roof and hardstanding areas that encourage silting of the attenuation tank. This is not acceptable.
 - 23 L/s discharge rate off site is acceptable based on the 1.5ha site area
 - There has been no rationale behind the type of SuDS utilised in the drainage plan. Again, there is no source control SuDS measures (green roof, rain garden or permeable paving) utilised for the runoff generated by the club house and associated car park. There has been no reason given for the use of the tank as opposed to above ground SuDS measures such as ponds, detention basins etc.

- The FRA confirms that there is contaminated ground so full infiltration SuDS will not be used. However, partial infiltration can occur, and above ground SuDS (lined swales, basins, ponds) can be utilised.
- There are no details of levels, cross sections and specifications of the drainage features.
- A detailed management plan is required, outlining the specific actions required to maintain the drainage features
- The proposed clubhouse is on top of a 1.8m wide Thames Water sewer. The set-back distance from the culvert must be agreed with Thames Water before any development can go ahead.

Thames Water

4.1.8. Any comments received will be reported to Members.

Traffic & Transportation

4.1.9. It has been advised that no objections are being raised.

Tree Officer

4.1.10. It has been advised that there are a number of significant trees located around the boundary of both fields, particularly on the western field. No arboricultural reports have been submitted but it is likely that the construction of the bunds will have a detrimental effect on the root systems of the trees.

4.2. Public response

4.2.1. Letters were sent to 359 adjoining and nearby residents in addition to statutory site and press publicity. As a result, three letters have been received raising some or all of the following points:

Amenity Issues

- Increase in noise nuisance from additional use, players, spectators.
- Existing PA system too loud.
- Increase in pollution.
- Close to adjoining properties.
- Loss of privacy – existing pitch is higher than gardens with players able to look straight into garden. The mound/bund should be lowered to allow for greater privacy.
- Existing floodlights should be switched off by 22:15 but this has been contravened many times. Proposed lighting should have an automatic cut off timer for 22:15.

Highway Issues

- Increase in traffic.
- According to plan access to The Downs car park is by crossing the public footpath that runs between the main ground and The Down. This footpath has nothing to do with the club and is used throughout the day mainly by Mums with families.

Other matters raised

- Not enough info given on application.
- Potentially contaminated land.
- No need for additional seating as current ones are rarely used and never full.
- Why plant trees at back of 199-209 & 231-241? Once mature they will damage fencing so why should we have that expense? Also they will be a convenient excuse for that whole length of land being neglected by the Club as has happened for many years now. On the plans it states that that stretch of land is private but it is within the sports club land. Want assurance from new owner ground maintenance carried out regularly bimonthly.
- What type of asbestos was found & what amount the soil making up the mounds, was bought in from another land fill site. Was this also tested? Some previous club members believe soil not used as it is contaminated.
- Past miss-management & substantial earthworks c2013 has resulted in site levels raised several metres, particularly, to the eastern end.
- the Land Appraisal and Contamination Report is incorrect under - Adjoining Property: The site is adjacent to residential property on all sides. My garage premises are to the south-eastern corner.

5. Relevant Policy

5.1. The London Plan

Policy 3.5	Quality and design of housing developments
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
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	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

5.2. Core Strategy

CP9: Supporting community cohesion
 CP20: Sustainable energy use and energy infrastructure
 CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
 CP22: Delivering sustainable waste management
 CP24: The road network
 CP25: Pedestrians and cyclists
 CP26: Public transport
 CP28: Managing flood risk through development
 CP30: Maintaining and improving the quality of the built and open environment
 CP32: Pollution
 CP36: Biodiversity
 CP46: Infrastructure contributions

5.3. Development Management Document

DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space / Vertical Surfaces
DMD56	Heating and Cooling
DMD57	Responsible Sourcing of Materials
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land Contamination and Instability
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD81	Landscaping

5.4. Other Relevant Policy Considerations

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 principle of the re-use of the site for sporting activity is acceptable having regard to the existing use as a sports ground and 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 much greater intensity of use of the site through enlarged clubroom facilities, artificial pitches (including MUGA) which enable a more prolonged use, and parking facilities.

6.2. Need

- 6.2.1. One of the grounds of objection from Sport England relates to the issue over “need”. It is their contention that the loss of natural turf fields can be used for a variety of sports while artificial grass pitches (“AGPs”) and MUGAs are fixed structures and only suitable for a limited number of sports. The need for such facilities should be established through an up to date Playing Pitch Strategy (“PPS”).
- 6.2.2. The Council is currently developing a PPS and it is understood that this is approximately one month away from publication. The evidence base to support the PPS confirms that current provision of 2 x adult 11v11 football pitches at Brimsdown Sports Ground does not meet the demand with the data collected by the PPS consultants suggesting that there are teams playing across a range of age groups including 11v11 senior, 11v11 junior, 9v9 and 7v7. Given this spread of teams across a range of age groups, provision does not meet demand, and it can be concluded that the proposed facilities would better meet the demand. In terms of current AGP provision in the borough, when the Council first started discussing an AGP at Enfield Playing Fields with the FA in 2015, the FA stated that there was a deficiency of 7 full sized AGP within the borough. Since then, one new facility has been provided at Enfield Grammar, the AGP at Enfield Playing Fields is due to be built this year, and the proposed facility at CONEL, which the SoS has confirmed that there are no objections to.
- 6.2.3. Although new facilities are in the pipeline, there is still an identified need for further AGPs. It must however be acknowledged that at present, it cannot be determined whether the proposed facilities at Brimsdown Sports Ground is located in the right area of the borough or provide the right community provision.

6.3. Impact on the Character of the Area

Design

- 6.3.1. There is clear guidance on the approach to the matter of design. The NPPF (section 7) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development but Paragraph 59 of the NPPF confirms that design policies should “*avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally*”. Paragraph 60 further advises that “*decision should not impose architectural styles or particular tastes... [nor] stifle innovation, innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles...[although it is] proper to seek to promote or reinforce local distinctiveness*” while paragraph 61

advises that “...decisions should address...the integration of new development into the natural, built and historic environment”.

- 6.3.2. London Plan policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...”. Policy DMD 37 (Achieving High Quality and Design Led Development”) confirms the criteria upon which an application will be assessed. However, it also recognised there is a degree of subjectivity in the assessment of an acceptable design.
- 6.3.3. The proposed clubroom will be significantly larger than the former as a result of consolidating the existing structures into one building and the desire to provide a facility to serve various other functions (as outlined above at para.2.2). The size of the proposed building is considered appropriate to the application site. Subject to securing appropriate details of the materials, the proposed clubroom will deliver a significant enhancement to the site and wider area.
- 6.3.4. Although the MUGA buildings are a considerable addition to the built form, their design, particularly through the proposed use of vertical timber slats, is considered more acceptable than corrugated metal sheeting.
- 6.3.5. The proposed pitches would enable a more intensive use of the site however this is not without precedence, with aerial photographs as recent as 2013 clearly showing five pitches (including the main pitch) on the Stadium Site and one on the Downs Site. It should be noted that only the main pitch was floodlit. The four additional pitches on the Stadium Site are located nearer to the residential properties.
- 6.3.6. A key thrust of planning guidance is to optimise the potential of a site to accommodate development. It is considered that the proposed layout achieves this aim whilst still being sensitive to surrounding residential occupiers by maintaining sufficient distancing to boundaries.
- 6.3.7. Internally, Sport England has concerns regarding the proposed layout, for example, there are a considerable number of changing rooms, there is no official changing rooms, very limited disabled facilities (including no specific disabled changing areas), limited sized gym with a limited number of equipment, no first aid or physiotherapy rooms, amongst other concerns.
- 6.3.8. The applicant has confirmed that the internal arrangements can be altered to suit. While the changing rooms are shown to FA approved dimensions and layout to ensure the building extent is viable, the footprint has necessarily been limited to avoid local and Planning concern about the potential for over-development. The working detail stage of the building design will also accommodate space for other Community activities, and the inclusion of first aid and physio rooms will be defined at that stage. A condition will be required to secure revised internal floor plans.

6.4. Impact on Neighbouring Properties

Loss of Light / Outlook

Clubroom Facilities

- 6.4.1. The site is surrounded by dwellings fronting Mayfield and Bowood Roads to the west, Carterhatch Road to the north, Brimsdown Avenue to the west, and Osborne and

Goldsdown Roads to the south. As the development proposal incorporates works of varying degree / scale over the entire 7.68 hectare site, each adjoining property will potentially be affected to varying degrees.

- 6.4.2. The proposed clubrooms will be significantly larger in terms of footprint and height than the various existing single storey structures. Moreover, it would be positioned approximately 40m north of the existing. At its nearest point, the proposed clubrooms will be sited approximately 15m from the common boundary with No.105 Bowood Road (25m between buildings) but this would be at an acute angle. In addition, replacement trees are proposed along the common boundary, which will help to screen the site.
- 6.4.3. Having regard to all of the above, it is considered that the proposed clubrooms and MUGA buildings will not unduly impact upon the existing residential amenity of the neighbouring occupiers with regards to loss of light and outlook.

MUGA Buildings

- 6.4.4. The eastern MUGA building, at its nearest point to the properties fronting Carterhatch Road, Brimsdown Avenue and Osborne Road, will be sited approximately 38m, 70m, and 28m respectively from the rear boundary of those properties, with a further 20m, 30m, and 25m respectively to the rear face of the main part of the dwelling house. At these distances, it is considered that there would be no undue impact with regards to loss of light to neighbouring occupiers.
- 6.4.5. The western MUGA building will be positioned between 33m and 37m from the rear boundary of the properties fronting Osborne Road, with a further 20m to the rear face of the main part of the dwelling. It is also considered that with regard to the aforementioned distances, there would not be any loss of light to the occupiers of those adjoining properties.
- 6.4.6. Both buildings will be prominent additional features on the site. Both will be largely screened from the proposed plantings, the details of which will be secured by an appropriately worded condition. Moreover, should the building be seen through or above the plantings, the use of slatted wood as an external finishing material will soften the appearance, as opposed to the more commonly used corrugated metal. It is therefore considered that the proposed MUGA buildings will not unduly impact upon the outlook of the neighbouring residential occupiers.

Spectator Stands

- 6.4.7. The nearest dwellings to the west (Bowood Road Nos.107 to 117 odd) of the enlarged stand on the western end of the main pitch are sited between 38m (No.107) and 50m (No.117) distant. At this distance, it is considered that there will not be any detrimental impact on the existing amenity of those adjoining occupiers with regard to loss of light and outlook.
- 6.4.8. The nearest dwelling to the stand on the eastern end of the pitch is approximately 40m away from the nearest dwelling (No.235 Carterhatch Road). Given the level of distancing, being sited south of the properties fronting Carterhatch Road, and with only the 6m deep flank elevation facing those dwellings, there are no concerns with regard to loss of light and outlook.
- 6.4.9. The touchline stand on the northern side of the pitch will be approximately 32m away from the nearest dwellings fronting Carterhatch Road (Nos.211 to 223, odd).

Moreover, those dwellings are located north of the site. It is therefore considered that there would be no impact in relation to loss of light and outlook to the aforementioned occupiers.

- 6.4.10. The touchline stand on the southern side of the pitch is approximately 65m away from No.105 Road and will only present its flank elevation towards that property. There are no concerns with regard to loss of light and outlook from this replacement stand.

Overlooking / Loss of Privacy / Distancing

Playing Surfaces

- 6.4.11. The development has involved the importation of a significant amount of soil which at present, are piled into various mounds around the site. Proposed plans show that ground levels will be raised and bunds will be formed around the perimeter of the site.
- 6.4.12. The main pitch will be raised approximately 1m above existing levels, with the bund to the northern side rising approximately a further 0.5m. Neighbours on Carterhatch Road have advised that they currently experience some overlooking due the elevated ground level of the main pitch.
- 6.4.13. Observations on site and spot height data would suggest that the existing main pitch is at a similar level to those properties. However, the existing spectator stand near to that northern boundary does include an uncovered section , which when standing at the top level, does offer some views towards those properties (where outbuildings do not inhibit this).
- 6.4.14. The main pitch cannot be lowered because of the need to provide a capping layer as a result of the historic use of the site as an industrial landfill. Whilst the existing situation must be acknowledged, further screening could potentially be provided along the entire length of the northern boundary. This would need to be secured through the submission of a detailed landscaping scheme. It should also be noted that with regard to proposed stands, the details will need to be secured by condition and the design will need to ensure that there is no opportunity to overlook the properties to its rear.
- 6.4.15. The full-size artificial pitch and the MUGA buildings would sit approximately 1.5m above ground level to the properties fronting Osborne Road but would be sited between 30m and 40m from the common boundary. The MUGA buildings are enclosed structures and would therefore not lead to overlooking and a loss of privacy. The level of distancing from the artificial pitch should also not lead to any overlooking and loss of privacy, however it is considered that the proposed landscaping could be improved / strengthened along this boundary to further reduce any potential for overlooking, to provide a better visual setting and to contribute to the ecological enhancement of the site.
- 6.4.16. Properties to the east, along Brimsdown Avenue, are sited approximately 100m from the eastern MUGA (70m to their rear boundary) and would be separated by a large area of landscaped bunding. The level of distancing involved together with the bund will not result in overlooking and loss of privacy to those occupiers.

- 6.4.17. It should also be noted that the majority of adjoining residential properties have outbuildings at the end of their respective gardens, thus helping to further reduce any opportunity for overlooking and loss privacy.

Clubroom Facilities

- 6.4.18. A viewing deck, recessed into the roof, is proposed, which will wrap around the northern and eastern ends of the building. Due to its design and being primarily eastward facing towards the main pitch and MUGAs, does not raise any concern with regards to overlooking and loss of privacy to neighbouring residential occupiers.
- 6.4.19. At the northern end of the proposed viewing deck, a staircase projects out to provide a level access to the main pitch and down to the changing rooms. This element of the scheme should not lead to any undue overlooking or loss of privacy, however, to further help prevent this, it is considered that additional trees could be provided along the common boundary with those properties fronting Bowood Road. As advised elsewhere, this could be secured through the submission of a detailed landscaping scheme.
- 6.4.20. The proposals indicate that the existing belt of vegetation along the common boundary with properties fronting Bowood Road will be replaced. It is considered that additional trees could be provided, in particular along that part of the boundary to the rear of the main pitch, to further strengthen boundary screening but this would be the subject of a detailed landscaping proposal to be secured by condition.
- 6.4.21. Rear-facing windows are proposed for the new clubroom however these all consist of rooflights. From cross-sectional drawings, the internal design of the building would not allow for any overlooking from these windows. Moreover, the orientation of the building to the nearest residential building, offering only acute angles, would not lead to overlooking and a loss of privacy to the occupiers of those adjoining properties.

Noise

- 6.4.22. 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.
- 6.4.23. A Noise Assessment has been provided and gives some consideration to the impact of the proposed development on residents and assesses the impact on the basis of hourly averaged noise levels. The greatest concern associated with such sites is the short-term events, known as L_{max}. These short-term events generally cause problems as they are caused by shouting during games and the use of PA systems. These events stand out well above general noise levels.

- 6.4.24. A significant improvement over the previously proposed scheme is the fully enclosed MUGA. Although it is acknowledged that this element of the development should contain noise generated from their use, the applicant should still provide details of the acoustic performance of the two buildings to provide the LPA and residents with some degree of comfort. Although this information has been requested, it has not yet been received and therefore must be subject to an appropriately worded condition.
- 6.4.25. The full-size artificial training pitch will be provided with an acoustic barrier, in addition to it being sited between the fully enclosed MUGA buildings. Subject to the details of the barrier being submitted and proving acceptable to the LPA, the use of this pitch should not lead to undue noise impact on the neighbouring residential occupiers.
- 6.4.26. An acoustic bund is proposed, the details of which will need to be agreed in writing. It should be noted that proposed (and implemented) measures will not completely eliminate noise emanating from the use of the site. Regard must be given to the existing situation, which, notwithstanding the greater intensity of use proposed, should not be any worse.
- 6.4.27. Having regard to the above, it is considered that the development should not unduly impact on the existing amenity of neighbouring occupiers with regard to noise and disturbance. The development is considered to comply with Policy 7.15 of the London Plan, Core Policy 32, Policy DMD68 of the Development Management Plan.

Lighting

Playing surfaces

- 6.4.28. Given the sensitivities of the site, adjacent to residential dwellings, 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, and also having regard to existing lighting within the sports ground. 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 the 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.
- 6.4.29. The existing site has four lighting columns around the main pitch. The development proposal will include:
- 4no. 15m high lighting columns around the main pitch; and
 - 4no. 15m high lighting columns around the senior artificial pitch
- 6.4.30. With regard to the main pitch, although the proposed lighting columns will be taller than the existing (3m) and therefore more noticeable, modern directional floodlighting reduces the amount of light spillage beyond the immediate area. There should be no additional impact from the proposed replacement lighting columns around the main pitch.
- 6.4.31. Residents towards the eastern end of the site may notice more of an impact from the additional lights proposed for the senior training pitch as this part of the site is currently undeveloped. However, the nearest facing windows to any of the additional

lighting columns are approximately 56m distant. Retained and proposed trees (some atop bunds) will help screen some of the visual impact. It is considered however, that more could be achieved in terms of plantings but this could be subject to a more detailed landscaping condition. It should be noted that no lighting is proposed around the junior pitch in the south-west corner of the site and that lighting required for the MUGA would all be contained within the respective buildings..

- 6.4.32. The submitted Lighting Assessment is considered poor as it does not provide much in the way of detail for the proposed floodlights and it is unfortunate that in the intervening period between the submission of the original application and the current application, the applicant has not clarified those details. The examples contained within the Lighting Assessment do not match the heights of the masts to be used, which are themselves not uncommon. The only variable should be the specific site circumstances which are dependent upon topography, existing screening and distancing to light sensitive receptors. Notwithstanding the submitted Lighting Assessment, full details of the proposed floodlights and impact from the chosen lights, (e.g. mitigation measures to further reduce spillage, number of lights per column, light hoods, wattage, illuminance plots, timer mechanism etc) can be secured by condition. The hours of use for the lighting will also be subject to condition.

Car Parking Areas

- 6.4.33. Lighting will be required to provide a suitably safe environment for the car parking areas, with the main concern being the extensive parking proposed for the western part of the site. It has been indicated within the Lighting Assessment that low level bollard lighting will be used. This is a type of lighting solution which is widely used and considered to be appropriate for light sensitive areas. The parking areas to the east of the retained public footway running through the site will raise no additional concern in terms of impact on neighbouring occupiers from lighting. Details of the car park lighting scheme will be secured by an appropriately worded condition.

6.5. Traffic and Highway Considerations

Traffic Generation / Parking

- 6.5.1. Comparable sites (i.e. Power League) and associated trip generation data from the TRICS database have been used. The survey sites were chosen on the basis of similar operation, similar PTAL, scale of operation and nature of facilities. This approach is considered acceptable. However the assessment of visitor numbers / movements is weak and assumes a generally low, non-specific amount. The TA considers that the 254 parking spaces provided on site is more than adequate to cater for visitor parking although this excludes the anticipated level of parking / trip generation associated with visitors. The propensity for locally generated trips is good with this location and also considering the Site's extant use. With regard to DMD Policy 48, it is therefore considered that the trip generation is now considered sufficiently robust.
- 6.5.2. Access by pedestrians and cycles will need to be promoted because the site is located east of the A1010 Cycle Enfield proposals. It is therefore proposed that a condition or obligation is included to secure a PERS (Pedestrian Environment Review System) and CLoS (Cycle Level of Service) audit between A1010 and A1055 (including certain side routes, especially connecting to the Site). The Applicant will be required to contribute to identified and agreed improvements.

- 6.5.3. With regard to DMD Policy 45, parking provision should comply with the London Plan. It is noted that the anticipated level of parking is likely to be high given the site's intended use and comparatively low access to public transport (i.e. PTAL 2). The TA concludes that parking provision should be adequate for the purposes of the proposed development. Although the comments from Sport England are noted in relation to this element of the proposal, given the potentially greater use of the site, additional parking is required. Moreover, there is no other location within the site which could accommodate parking.
- 6.5.4. Cycle parking appears to be sufficient. All cycle storage will need to be secure, in a location with good natural surveillance and sheltered from the weather. An appropriately worded condition can be imposed to secure this.
- 6.5.5. No swept-path analysis has been provided for either the access, parking or footpath crossing areas. The layout proposed appears to broadly accord with general design standards but the details will need to be finalised and secured through conditions or obligations.
- 6.5.6. Parking spaces will need to be reconfigured to suit minibus dimensions without obstructing movement around the site or jeopardising individuals' safety. Active and passive charging points should also be provided in accordance with London Plan and DMD Policy 45 requirements. These elements can be conditioned.

Access

- 6.5.7. The existing access location (in-out) is to remain similar to the existing, although with internal changes to facilitate the movement of pedestrians and cars. The existing footpath is being retained, and will continue on a largely unchanged alignment to the existing. Although it is noted that vehicles are proposed to cross the footpath in order to access the parking areas, it is also proposed that the design, configuration and operation of this interaction point will prioritise pedestrian movement.
- 6.5.8. Although the design appears to broadly accord with current standards, access for emergency services and coaches will need to be more fully demonstrated. As advised, swept path analysis will need to be undertaken and can be secured by condition.
- 6.5.9. Road Safety Audits will also be required as part of the detailed design, linked to potential s278 works where the proposed designs interact with public highway. This will also need to be secured by condition.

Servicing

- 6.5.10. The proposed waste collection arrangement broadly complies with current design standards and is therefore considered acceptable, although details will need to be secured by condition / obligation.
- 6.5.11. The main concern relates to the volume of construction related trips. It is noted that the proposed works and high volume of imported fill provide a longer term environmental over the existing state of the Site. The immediate access points to the Site are currently covered by 5T weight limits although loading access is permitted. Again, the temporary nature of construction traffic is noted.
- 6.5.12. The TA notes that construction traffic may be focused on times outside the operation of nearby schools, notably Brimsdown Primary School, and this is supported. The

proposed construction routing is considered acceptable, although the introduction of a residents' / school / business consultation group is very strongly recommended.

6.5.13. A car park management plan would be beneficial in order to minimise the risk of overspill parking to the surrounding residential streets where parking pressures can, and have been observed to, be high.

6.5.14. A Construction Management Plan has not been provided although it is acknowledged that reference is made to providing one should the development be approved. This will be secured by an appropriately worded condition.

6.5.15. Having regard to the above, it is considered that the development provides acceptable parking and servicing facilities having regard to Policy 6.13 of the London Plan, and Policy DMD45 of the Development Management Document.

6.6. Sustainable Design & Construction

Energy Efficiency

6.6.1. Non-domestic buildings in the period 2016-2019 should be looking to achieve a 35% improvement on 2013 Building Regulations. A detailed Energy Strategy will need to be provided to clearly set out how the scheme will achieve (or exceed) the target savings. This information will be required prior to development commencing because the overall appearance of the building can be materially affected, depending upon the measures proposed.

Biodiversity / Ecology

6.6.2. Policy 7.19 of the London Plan ("Biodiversity and access to nature") requires development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Core Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.

6.6.3. The western sector of the site is predominantly playing fields in current active use. The eastern sector generally comprises land stripped of soil (now grown over), with stockpiles of stripped material, along with a car park. The two sectors of the Site are variably bordered by hedgerow / tree belt and other peripheral vegetation

6.6.4. The submitted Ecological Appraisal indicates that whilst the majority of the site generally comprises playing fields or cleared land of minimal ecological interest, there are specific areas of mainly peripheral habitat to be retained, which could provide suitable habitat for a number of statutorily protected and other notable species eg. badgers and reptiles. There could also be a possible presence of roosting bats in buildings and/or a small number of trees within and close to the site. Parts of the site are also suitable for use by breeding birds. These possibilities have been assessed within the submitted Report and it has been established that:

- there is no evidence of badgers;
- there is no suitable habitat for Great Crested Newts;
- some parts of the site (identified on the "Habitat Zonation Drawing") could have the potential to provide habitat for the slow worm, grass snake and common

lizard, therefore a herpetological survey may be required should development occur in these areas.

- None of the existing buildings provide suitable habitat for bats. Some of the existing trees have the potential (albeit, low) to provide roosts.
- 6.6.5. Notwithstanding the above, the Ecological Appraisal, prepared in January 2015, whilst considered relatively sound, should be updated to reflect any changes in the intervening two-year period as the general advice is that site species surveys are considered valid for approximately two years.
- 6.6.6. Whilst some perimeter trees and hedgerow will be retained, a substantial number will be removed to enable the redevelopment of the site. Vegetation clearance should only be permitted outside of the bird nesting season or if unavoidable within the nesting season, only under the supervision of an appropriately qualified ecologist. Should planning permission be granted, a condition could be reasonably imposed to secure this.
- 6.6.7. With regard to enhancements, the Ecological Appraisal recommends that a Nature Conservation Management Plan is produced for all new and retained habitat, to include replacement planting as necessary, establishment maintenance, and a management strategy / monitoring. This also includes the provision of bird and bat boxes.
- 6.6.8. Notwithstanding the above, there has been no discussion on the provision of a biodiverse / green roof and living walls, which would also contribute to flood risk alleviation. There are green roof systems which would enable their provision on pitched roofs and the MUGA buildings could also potentially accommodate a biodiverse / green roof. The issue is whether this will be feasible at all but to not be given any regard is considered unacceptable and contrary to DMD59, 61 & DMD79.
- 6.6.9. The recommendations contained within the Ecological Appraisal will be conditioned. In addition, a further condition will be imposed to investigate the feasibility of providing a biodiverse / green roof. As discussed above, a lighting condition will be imposed to ensure that any proposed lighting is sensitive to the surrounding environment. From an ecological perspective, this will include wildlife habitat.

Trees / Landscaping

- 6.6.10. One of the concerns with the previous application was the potential impact of the raised soil levels on existing tree root systems for trees around the perimeter of the site because increasing ground levels around the base of a tree can potentially harm its long-term life expectancy. An Arboricultural Impact Assessment, which could have addressed these concerns, has not been prepared in the interim, and this is considered unfortunate.
- 6.6.11. Notwithstanding, it is recommended that a condition is imposed to secure an Arboricultural Impact Assessment inclusive of the submission of a Tree Constraints Plan ("TCP"), and a Tree Protection Plan. Without a TCP, the LPA is unable to determine with any certainty that the existing trees to be retained will remain unaffected by the raising of ground levels. In addition, a condition is recommended to ensure that the toe of the bund / re-profiled ground is "sculptured" around the root protection areas ("RPA") of retained trees. The details of how this will be achieved, for example through the provision of retaining walls, will also be secured through condition.

- 6.6.12. The submitted plans provide an indication as to the level of planting proposed but it is considered that this should be improved, particularly around the perimeter of the site. The Ecological Appraisal, notwithstanding the need to update the species survey in particular, advises of the need to retain and enhance existing tree belts and to provide significant planting of hedge and trees on all site boundaries (para.4.2.2). A suitably worded condition is proposed to secure landscaping details.

Drainage

- 6.6.13. London Plan policies 5.12 and 5.13 requires the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policies DMD59 ("Avoiding and reducing flood risk") confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that Planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties. DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 6.6.14. A Flood Risk Assessment / Sustainable Drainage Strategy ("FRA") has been submitted in support of the application. The Report concludes that the proposed development (within Flood Zone 1) is at a low risk of flooding. With regard to SuDS, the FRA advises that infiltration based techniques are not considered appropriate due to site contamination issues.
- 6.6.15. Although the conclusions of the submitted FRA are noted, the points raised by the SuDS Officer are also acknowledged. The FRA considers that infiltration measures are not appropriate due to site contamination concerns (para.7.2) however, large attenuation tanks are proposed which would require substantial excavation works to accommodate them, intruding into the clay capping layer. The rationale behind the chosen SuDS strategy, that infiltration cannot occur because of site contamination, is therefore not accepted because partial infiltration can occur, and above ground SuDS (lined swales, basins, ponds) can be utilised and may also prove to be more cost-effective.
- 6.6.16. In addition to the above, little consideration has been given to source control measures, therefore resulting in unrestricted runoff containing silts from the roof and hardstanding areas that encourage silting of the attenuation tank. Source control measures include biodiverse / green / blue roofs, living walls, rain gardens or permeable paving.
- 6.6.17. Having regard to the above, it is therefore considered that a condition could reasonably be imposed to secure a drainage strategy and management plan to address the concerns of the SuDS Officer, with the information required provided prior to works commencing on site.
- 6.6.18. The FRA identifies a significant (1.8m diameter) sewer running beneath the site. The siting of the proposed clubhouse would mean that parts of it would be on top of the sewer and some of it within the 8m easement usually afforded such structures. This is a matter which the applicant must resolve with Thames Water. Members may approve the development in principle but the applicant must also ensure that any other permissions required from third parties have been given prior to proceeding. Should Thames Water not be satisfied with the proximity of the clubhouse to their

sewer, the building may have to be re-sited but this could only be achieved through a further planning application.

Site Waste Management

Construction Waste

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

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

6.6.21. Details of a construction waste management plan have not been submitted with the application. This detail can be secured through an appropriately worded condition.

Operational Waste

6.6.22. To understand the potential waste generation of the facility whilst in operation, a Waste Management Plan ("WMP") should be provided detailing the waste minimisation proposals and the proposed strategy for dealing with waste generated from the use of the site. Whilst one has not been provided, a WMP can reasonably be secured by condition.

Contamination

6.6.23. Having regard to the existing use of the site as a nursery, and the former use as an orchard, consideration must be given to land contamination (London Plan policy 5.22 and DMD66). To enable an understanding of any potential contaminants and the likely impact on receptors from these former uses, a *Land Appraisal and Contamination Report* has been submitted.

6.6.24. The Report identifies that the site was previously used as an industrial landfill operated by Johnson Mathey between 1913 and 1958. As a result of this, near-surface contamination does exist, posing either a physical or chemical risk. A remediation strategy has been proposed which includes a 600mm capping layer, thickened to 1m because of the need to provide drains to a depth of 400mm to ensure adequate drainage of the playing surface.

6.6.25. Although capping could potentially result in landfill gas migration, it is considered that the risk from this is low due to the age and nature of the waste. However, it is proposed to install perimeter monitoring points during the remediation phase to record existing levels of methane and carbon dioxide.

6.6.26. A quantitative risk assessment will need to be provided and an assessment on the risk to controlled waters. The development should not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been undertaken.

6.6.27. The importation of waste is governed by the Environment Agency's Permitting Regime.

6.7. Employment and Training

6.7.1. Core Policy 16 of the Core Strategy confirms the commitment of the Council to promote economic prosperity and sustainability in the Borough through a robust strategy to improve the skills of Enfield's population. One initiative is, through the collaboration with the Boroughs of Haringey, Broxbourne, Epping and Waltham Forest, to promote skills training for local people.

6.7.2. The Strategy will need to set out how the development will engage with local contractors / subcontractors, the number of trainees to be employed on site and the number of weeks training will be provided. Details of a Local Employment Strategy could be secured by condition.

6.8. Community Infrastructure Levy

6.8.1. The development is not CIL liable as it is for a leisure / community use.

6.9. Section 106

6.9.1. Having regard to the contents of the content above, it is recommended that should planning permission be granted, the following obligations should be sought:

- Securing the local sourcing of labour
- Securing the local supply of goods and materials
- Securing on-site skills training
- Entering into a s278 Agreement for associated highways works

6.10. Other Matters Raised

6.10.1. Boundary issues are a civil matter.

7. Conclusions

7.1. The development proposal is considered to make a more effective use of the site to provide additional sport, recreational and community facilities. Moreover, there would be no additional impact from the provision of the clubrooms than the existing despite its greater size.

7.2. Taking all material planning considerations into account it is considered that the development should be approved for the following reasons:

1. The proposed development, having regard to its size, siting and design and by virtue of conditions imposed has appropriate regard to its surroundings, the character and amenities of the local area and those of adjoining occupiers in terms of loss of light, privacy, outlook, noise and disturbance, having regard to Policies 7.1, 7.4 & 7.6 7.15 of The London Plan, Core Policy 30, Policies DMD8, DMD10, DMD11, DMD68 of the Development Management Document.
2. The development makes appropriate provision for access and servicing and should not lead to conditions detrimental to highway safety on having regard to

Policy 6.3 of The London Plan, DMD47 of the Development Management Document.

3. The proposed development, by virtue of the measures proposed and conditions imposed, should achieve an acceptable level of sustainable design and construction having regard to Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8 & 5.9 of the London Plan, Core Policies 20, 21, 22, & 26 of the Core Strategy, Policies DMD49, DMD51, DMD53, DMD55, DMD56, DMD58, DMD59, DMD60, DMD61, DMD69, DMD78, DMD79, DMD81 of the Development Management Document.

8. Recommendation

- 8.1. That following referral to the Secretary of State in light of the objections from Sport England and no objections being received, and subject to the completion of a S106 Agreement to secure the obligations as set out in the report, the Head of Development Management / Planning Decisions Manager be authorised to **GRANT** planning permission subject to the conditions set out below:

1. Approved Plans – as Amended

Unless required by any other condition attached to this permission, the development shall be undertaken in accordance with the approved plans, including plans 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 interest 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: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004

3. Revised Internal Layout

No above ground works to the proposed clubhouse shall commence until revised plans have been submitted to and approved in writing by the Local Planning Authority to address the concerns of Sport England in relation to the facilities provided within. This includes:

- a. official changing rooms;
- b. disabled facilities (including no specific disabled changing areas);
- c. gym size (equipment); and
- d. first aid and/or physiotherapy rooms.

The clubhouse shall be constructed in accordance with the approved plans.

Reason: To provide facilities to cater for all users.

4. Details of Materials

Above ground construction works shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

5. Levels

The development shall not commence until plans detailing the proposed ground levels including the levels of any proposed buildings (including threshold, eaves and ridge heights where appropriate), roads and/or hard surfaced areas, access ramps, and re-profiled ground has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

6. Details of Hard Surfacing

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

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

7. Highways Related Audits

The development hereby approved shall not commence until such time as the following audits have been submitted to and approved in writing by the Local Planning Authority:

- a. Stage 2 Road Safety Audit;
- b. PERS Audit between A1055 and A1010; and
- c. CLoS Audit between A1055 and A1010

The works shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: In the interest of highway safety.

8. Construction Methodology

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. a photographic condition survey of the roads, footways and verges immediately adjacent to the site;
- b. details of construction access, including any temporary heavy duty access, and associated traffic management to the site;
- c. details of the phasing of construction works;
- d. arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway;
- e. arrangements for the parking of contractors vehicles;
- f. arrangements for wheel cleaning;
- g. arrangements for the storage of materials;
- h. hours of work;
- i. number and type of vehicle movements;

- j. Coordination with local schools to avoid peak school drop-off and pick up times;
- k. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition';
- l. size and siting of any ancillary buildings.

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

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

9. Parking / Turning Facilities

Notwithstanding the submitted proposed site layout plan, the development shall not commence until a revised plan has been submitted to the Local Planning Authority and approved in writing, detailing parking and turning facilities to be provided in accordance with the standards adopted by the Local Planning Authority, inclusive of suitable parking for minibuses and coaches. The parking facilities shall be constructed in accordance with the approved details before the development is occupied and shall be maintained for this purpose.

Reason: To ensure that the development complies with adopted standards and does not prejudice conditions of safety or traffic flow on adjoining highways.

10. Loading / Unloading / Turning Facilities

The development shall not commence until details showing facilities for the loading, unloading and turning of vehicles clear of the highway have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be constructed in accordance with the approved details before the development is occupied and shall be kept free from obstruction and maintained for this purpose.

11. Reason: To ensure that the development complies adopted Policy and does not prejudice conditions of safety or traffic flow on adjoining highways.

12. Details of Access and Junction

The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development (inclusive of pedestrian paths linking the car park to the clubrooms) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

Reason: To ensure that the development complies with adopted Policy and does not prejudice conditions of safety or traffic flow on adjoining highways.

13. Swept Path Analysis

Development shall not commence until a swept path analysis demonstrating acceptable access and manoeuvring within the site for emergency vehicles and coaches has been provided to the Local Planning Authority and approved in writing.

Reason: To ensure that the development complies adopted Policy and does not prejudice conditions of safety or traffic flow on adjoining highways.

14. Electric Charging Points

Prior to development commencing, details for electric vehicle charging points (no less than 10% active and 10% passive of the total parking provision proposed) shall be provided to the Local Planning Authority for approval in writing. All electric charging points shall be installed in accordance with the approved details prior to first use of the facilities approved and permanently retained and maintained thereafter.

Reason: To ensure that the development complies with the sustainable development policy requirements of the London Plan.

15. Cycle Parking

The details of the secure covered cycle parking facilities shall be submitted for Within three months of the commencement of superstructure works, details (including elevational details) of the secure covered cycle parking facilities shall be submitted to the Local Planning Authority for approval in writing. The approved cycle storage shall be provided prior to first use of the development and permanently maintained, kept free from obstruction, and available for the parking of bicycles only.

Reason: To encourage sustainable means of transport, to provide secure cycle storage facilities free from obstruction, and in the interest of visual amenity.

16. Car Park Management Plan

Prior to the commencement of the development hereby permitted, details showing facilities and strategy to manage delivery/taxis/car and coach arrivals and departures clear of the highway shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be adopted and facilities shall be constructed in accordance with the approved details before the development is occupied and shall be kept free from obstruction and maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation. The Strategy should include:

1. A car park plan with clearly marked out bays;
2. Contact details (telephone/ email, name) of a person/company responsible for managing the car park;
3. Proposed parking controls proposed to keep clear the turning areas for delivery/service vehicles;
4. Management of the risk of overspill parking;
5. The means to keep pedestrian access routes be kept clear
6. How will visitors be accommodated;
7. Car parking enforcement regime;
8. How often will the plan be reviewed and by whom (provide contact details);
9. Maintenance regime for apparatus/furniture –lighting etc;
10. Details of parking charges/fees;
11. Number of 'accessible'/disabled bays, disabled bays distribution and monitoring of take up and how it connects with the Travel Plan; and
12. Proposed type of car parking spaces allocation across site (first come first served basis, etc.).

Reason: To ensure that the proposals do not prejudice conditions of safety or traffic flow on adjoining highways and does not adversely impact on operation and parking provision of the nearby uses and existing residents.

17. Deliveries and Collections

Deliveries and collections to and from the premises shall only take place between the hours of 0700hours and 2000hours Monday to Saturday only and not at all on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

18. Details of Refuse Storage

Within three months of commencement of above ground works, details of refuse storage facilities (design, size, siting) including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

19. Details of Fume Extraction

Prior to first use of the kitchen facilities, details of the specification and appearance of any fume extraction and/or ventilation plant required in connection with the use shall be submitted to the Local Planning Authority for approval in writing. The plant shall be installed in accordance with the approved details and permanently maintained.

Reason: To ensure a satisfactory appearance and safeguard amenity.

20. Contamination - Remediation Strategy

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - a. all previous uses
 - b. potential contaminants associated with those uses
 - c. a conceptual model of the site indicating sources, pathways and receptors
 - d. potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are

complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

21. Contamination - Verification Report

No occupation of any part of the permitted shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

22. Contamination – Additional contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

23. Infiltration

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

24. Sub-surface works

Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways.

25. Restriction of Open Storage

No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of amenity and the appearance of the site.

26. Energy

Notwithstanding any submitted document, development shall not commence until an Energy Statement, detailing the measures to be implemented in order to meet with or exceed a 35% improvement over Part L of the 2013 Building Regulations, inclusive of the use of renewable energy technologies, has been submitted to the Local Planning Authority and approved in writing. Where renewable energy technologies are to be utilised, for each of the renewable energy technologies that are considered feasible, the detail shall include:

- (a) The resulting scheme, together with any machinery/apparatus location, specification and operational details;
- (b) A management plan and maintenance strategy/schedule for the operation of the technologies; and
- (c) A servicing plan including times, location, frequency, methodology.

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 by renewable energy are met in accordance with adopted policy.

27. Energy Performance Certificate

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

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority is satisfied that CO₂ emission reduction targets are met in accordance with adopted policy.

28. Biodiverse / Green Roof

The development shall not commence until details have been provided to the Local Planning Authority for approval in writing demonstrating the feasibility or otherwise of providing a biodiverse green / brown roof to the approved clubhouse and the MUGA buildings. The submitted detail shall include:

- a. Design;
- b. substrate (extensive substrate base with a minimum depth 80-150mm);
- c. vegetation mix and density; and
- d. a cross-section of the proposed roof.

The biodiverse roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape.

Should the Local Planning Authority consider that the provision of biodiverse / green roof is feasible, it shall be implemented in accordance with the approved details prior to first occupation and maintained as such thereafter. Photographic evidence of installation shall to be submitted to the Local Planning Authority.

Reason: To assist in flood attenuation and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted Policy.

29. Living Walls

Details of the feasibility for providing “living walls” to the approved clubhouse and the MUGA buildings shall be submitted to the Local Planning Authority for approval in writing prior to first use commencing. The submitted details shall include:

- (a) Locations for planting of “living walls”; and
- (b) Type and density of native wildlife friendly plantings.

Should the Local Planning Authority consider that the provision of living walls is feasible, plantings shall be provided within the first planting season following practical completion of the development. Any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an alternative approved in writing by the Local Planning Authority.

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

30. Landscaping

Notwithstanding any submitted plan, a landscaping plan shall be submitted to the Local Planning Authority for approval in writing prior to any above ground works commencing. The Landscaping plan shall include:

- a. Planting plans to include enhanced planting around the entire perimeter of the site;
- b. Written specifications (including cultivation, maintenance and other operations associated with plant and grass establishment);
- c. Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities);
- d. Implementation timetables;
- e. Wildlife friendly plants and trees of local or national provenance;

- f. Specifications for any boundary treatment demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site.

Plantings shall be provided no later than the first planting season following practical completion of the development. Any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an alternative approved in writing by the Local Planning Authority.

Reason: To enhance the ecological value of the site, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted policy, to ensure highway safety and to safeguard the residential amenity of neighbouring occupiers.

31. Tree Protection

No works or development shall take place until the following documents have been submitted to the Local Planning Authority for approval in writing:

- a. An Arboricultural Method Statement (BS5837:2012);
- b. An Arboricultural Impact Assessment (inclusive of a tree constraints plan);
and
- c. A Tree Protection Plan.

The Method Statement shall provide detail of how works, inclusive of changes in ground levels in proximity of the Root Protection Area of any retained tree, will be undertaken so as to sufficiently ensure the long-term survival of the retained trees.

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

32. Vegetation Clearance

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

Reason: To ensure that nesting birds are not adversely affected upon by the proposed development.

33. Ecology

Notwithstanding the submitted Ecological Appraisal, an updated Appraisal shall be submitted to the Local Planning Authority with, in particular, an updated Site Species Surveys.

Reason: The submitted Appraisal with site species surveys was undertaken more than two years ago. Updated surveys are required to reflect any changes in the

intervening two-year period as the general advice is that site species surveys are considered valid for approximately two years.

34. Biodiversity Enhancements

The enhancement proposals as set out within section 4.2 of the Ecological Appraisal shall be implemented in accordance with details (design, size, number, location, as appropriate) to be provided to the Local Planning Authority for approval in writing. The submitted detail shall also include a Nature Conservation Management Plan for all new and retained habitat, to include plant replacement as necessary, establishment maintenance, followed by a strategy of low key, appropriate, conservation management and monitoring.

Reason: To enhance the site post development in line with Core Policy 36.

35. Details of Spectator Stands

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

Reason: To ensure an acceptable appearance and in the interest of safeguarding the privacy of neighbouring residential occupiers.

36. Drainage

Development shall not commence (inclusive of above ground and below ground works) until a revised drainage strategy has been submitted to the Local Planning Authority for approval in writing. The drainage scheme shall dispose of surface water by means of a sustainable drainage (SUDS) scheme, in accordance with the principles of sustainable drainage systems set out in national planning policy guidance and statements, and the results of that assessment have been provided to the Local Planning Authority. The assessment shall take the following into account:

- a. Source control measures (e.g. biodiverse/green roofs, rain gardens, permeable paving);
- b. The use of lined swales, ponds, basins;
- c. Details of levels, cross sections and specifications of the drainage features;
- d. A design which allows for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- e. A clear rationale for the proposed SUDS measures;
- f. A Management Plan outlining the specific actions required to ensure long-term maintenance;
- g. the design storm period and intensity for a 1 in 100 year storm event with the allowance for climate change; and
- h. measures to prevent pollution of the receiving groundwater and/or surface waters

The approved drainage measures shall be implemented and permanently maintained prior to first use of the facilities approved.

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 reduce the risk of pollution.

37. Drainage Verification

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

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

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

38. Noise Attenuation

No development shall commence until details of the design, size, siting and minimum density of an acoustic barrier around the proposed full size artificial training pitch to limit sound generated from the use of the pitch being audible beyond the site boundary has been submitted to the Local Planning Authority and approved in writing. The acoustic barrier shall be implemented in accordance with the approved detail prior to first use of the pitch.

Reason: To minimise any additional impact on neighbour amenity from noise generated by the approved development and in the interest of visual amenity.

39. Noise Attenuation – MUGA

Prior to works commencing on the erection of the two MUGA buildings, details of the acoustic performance of the two MUGA buildings is anticipated to be shall be submitted to the Local Planning Authority for approval in writing.

Reason: To minimise any additional impact on neighbour amenity from noise generated by the approved development.

40. Ongoing Noise Mitigation

The use of the development authorised by this permission shall not begin until a written scheme of ongoing noise monitoring and mitigation has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the existing amenity of nearby residential occupiers and to ensure that any mitigation measures are effective.

41. Lighting – Car Park

No works shall commence on the provision and installation of external lighting along the access road and car park until their details have been submitted to the Local Planning Authority and approved in writing. The details shall include:

- a. Design;
- b. Siting;
- c. Illuminance plots to demonstrate impact on all adjoining residential properties;
- d. Luminance levels;
- e. Measures to limit the impact of light spillage onto light sensitive receptors.

The approved lighting shall be provided before the development is occupied or first use commences.

Reason: In the interest of protecting the amenity of the residential occupiers and the minimal disruption to wildlife friendly habitats whilst being cognizant of the need to provide suitable levels of lighting.

42. Lighting – Floodlights

No floodlight shall be erected until the following details have been submitted to the Local Planning Authority and approved in writing:

- a. Illuminance plots to demonstrate impact on all adjoining residential properties;
- b. Measures to secure directional control
- c. Number of lights per column;
- d. Luminance levels;
- e. Mitigation measures to reduce light spillage; and
- f. Details of timer mechanisms to automatically turn lights off in accordance with the approved hours.

The floodlights shall only be erected in accordance with the approved detail.

Reason: To safeguard the amenity of neighbouring residential occupiers and

43. Hours of Use – Sports Pitches

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 0800hours and 2200hours Monday to Saturday and 0800hours and 2000hours on Sundays and Bank Holidays.

Reason: To balance illuminating the development for maximum use with the interest of amenity and sustainability and to accord with Development Plan Policy.

44. Hours of Use – Clubroom facilities

The clubroom facilities hereby approved shall only be open between the hours of 0800hours and 2300hours Monday to Saturday and 0800hours and 2100hours on Sundays and Bank Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

45. Artificial Pitch Construction

The artificial grass pitch and Multi-Use Games Areas 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

46. Artificial Pitch

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

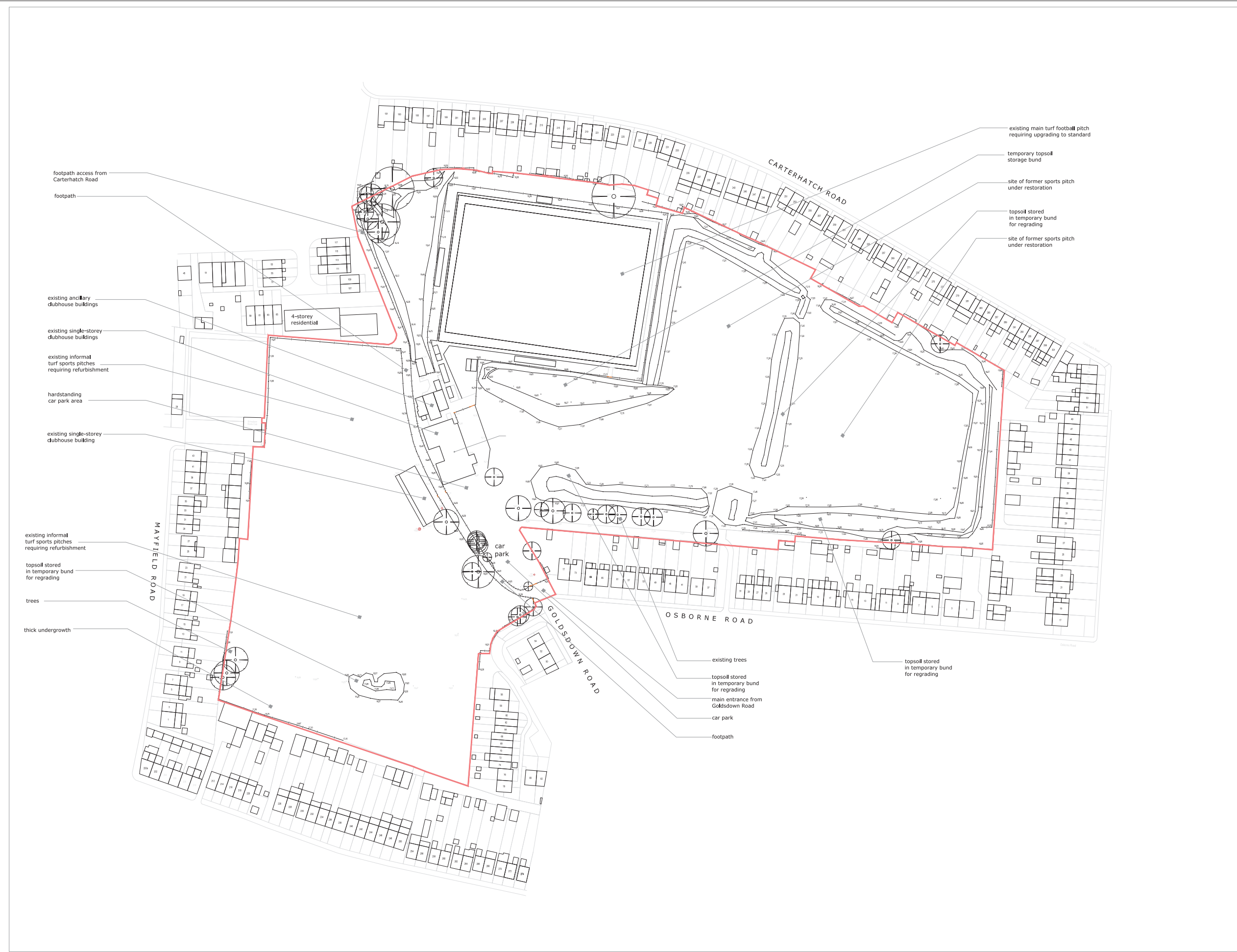
47. Construction Waste Management Plan

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

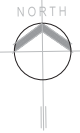
- a. Target benchmarks for resource efficiency set in accordance with best practice
- b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.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

In addition no less than 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 Policies 5.17, 5.18, 5.19, 5.20 of the London Plan.



AMENDMENTS:



NOTE:
THE PREPARATION OF THIS DRAWING
INCLUDED INFORMATION FROM EARLIER UNCHECKED DOCUMENTS
NO GUARANTEE OF ACCURACY IS GIVEN
UNTIL A FULL DIMENSIONAL SURVEY IS COMPLETED
ALL EXISTING AND PROPOSED DIMENSIONS AND LEVELS MUST BE
VERIFIED ON-SITE BEFORE COMMENCING WORK

JOB TITLE
PROPOSED DEVELOPMENT AT
BRIMSDOWN SPORTS GROUND
ENFIELD

MCLAREN ASSOCIATES
architectural and design consultants

DRAWING TITLE

SITE ARRANGEMENT
AS EXISTING

3 HIGH STREET PRECINCT, SUITE 106 EGHAM SURREY TW20 9HN

SCALE
1:1000 [A1]

DATE
DECEMBER 2016

DRAWN
DP

CHECKED

JOB NUMBER

DRAWING NUMBER

REVISION

868

103

A

B R I M S D O W N S P O R T S G R O U N D , E N F I E L D



AMENDMENTS:

LEGEND:

FLOODLIGHTING:
SYMBOL INDICATES NOMINAL POSITION OF LIGHTING STANCHION
INFORMATION IS BASED ON PRELIMINARY ASSESSMENT BY
ABACUS LIGHTING LTD, SPECIALISTS IN SPORTS FIELD
FLOODLIGHTING.
THE LIGHTING WILL BE TO FA. AND OTHER RECOGNISED
STANDARDS AS REQUIRED FOR FULL AND SAFE OPERATION OF
FACILITIES
A DETAILED PROFESSIONAL PROPOSAL WILL BE SUBMITTED
SHOWING FULL TECHNICAL SPECIFICATIONS OF EQUIPMENT
AND CALCULATED LIGHTSPREAD DIAGRAMS TO DEMONSTRATE
THAT LIGHT POLLUTION WILL BE STRICTLY CONTROLLED
A MANAGEMENT PROGRAM PROPOSAL WILL ALSO BE SUBMITTED
TO DEMONSTRATE THE RESPONSIBLE MANAGEMENT OF
SCHEDULES AND ROUTINES FOR SITE OPERATIONS.

TREES:
SYMBOL INDICATES THE POSITION OF EXISTING TREES THAT ARE
TO BE RETAINED UNDER THE PROPOSAL
THESE TREES ARE AS FOUND ON THE COMMISSIONED
TOPOGRAPHICAL SURVEY OF THE SITE.
THE INDICATED CIRCULATION ROUTES ON THE PROPOSAL
DRAWINGS HAVE BEEN POSITIONED TO PROTECT THESE
EXISTING TREES.
THE PERCEIVED QUALITY AND NEED FOR RETENTION, AND ALL
PROTECTION STRATEGIES TO BE EMPLOYED DURING SITE
WORKS WILL BE SPECIFIED IN A SPECIALIST ARBORICULTURAL
REPORT TO BE SUBMITTED FOR APPROVAL.

TREES AND LANDSCAPING:
THIS SYMBOL INDICATES THE ZONING OF NEW TREES TO BE
PLANTED.
THIS REPRESENTATION IS PRESENTED AS INDICATIVE ONLY
ON THIS DRAWING FOR THE BENEFIT OF GRAPHICAL CLARITY.
THE LANDSCAPING PROPOSALS WILL BE FULL PRESENTED
IN A SPECIALIST TECHNICAL LANDSCAPE ASSESSMENT AND
PROPOSAL REPORT AND DRAWINGS FOR APPROVAL.
IN ADDITION TO THE RETENTION OF EXISTING TREES AS
INDICATED, THE PROPOSAL WILL ESPECIALLY INCLUDE THE
PLANTING OF NATIVE SPECIES IN VARIOUS STAGES OF
MATURITY IN A STAGGERED PATTERN ON AND AROUND THE
PERIMETER BUNDLED AREAS.
THIS WILL BE DEMONSTRATED TO PROVIDE ENHANCED LEVELS OF
VISUAL AND AUDIAL PRIVACY TO THE SURROUNDING PROPERTIES,
AND INITIATE AN ENVIRONMENT CONDUCTIVE TO INHABITING
BY FLORA AND NATIVE WILDLIFE.

NOTE:
THE PREPARATION OF THIS DRAWING
INCLUDED INFORMATION FROM EARLIER UNCHECKED DOCUMENTS
NO GUARANTEE OF ACCURACY IS GIVEN
UNTIL A FULL DIMENSIONAL SURVEY IS COMPLETED
ALL EXISTING AND PROPOSED DIMENSIONS AND LEVELS MUST BE
VERIFIED ON-SITE BEFORE COMMENCING WORK

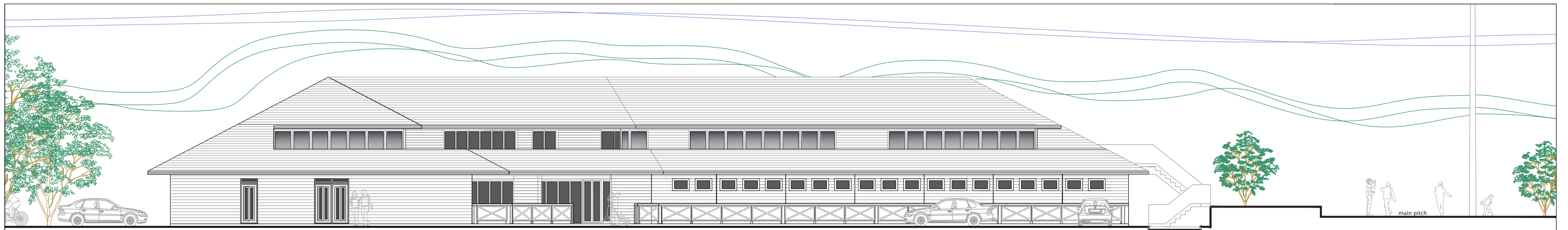
JOB TITLE
PROPOSED DEVELOPMENT AT
BRIMSDOWN SPORTS GROUND
ENFIELD

MCLAREN ASSOCIATES
architectural and design consultants

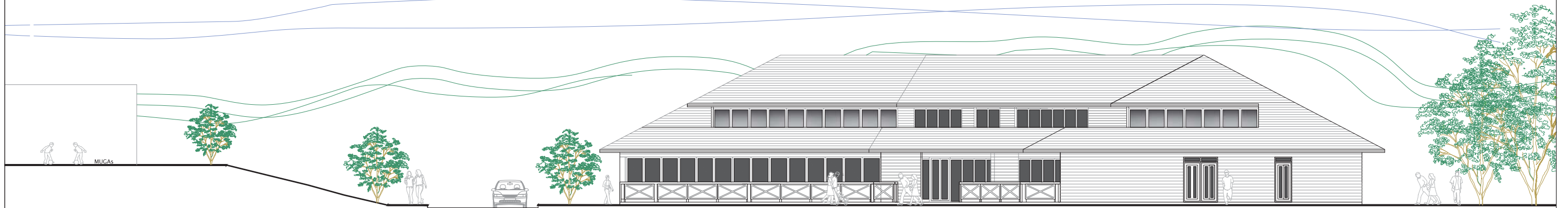
DRAWING TITLE
SITE ARRANGEMENT AS PROPOSED
SCHEMATIC ILLUSTRATION

3 HIGH STREET PRECINCT, SUITE 106 EGHAM SURREY TW20 9HN

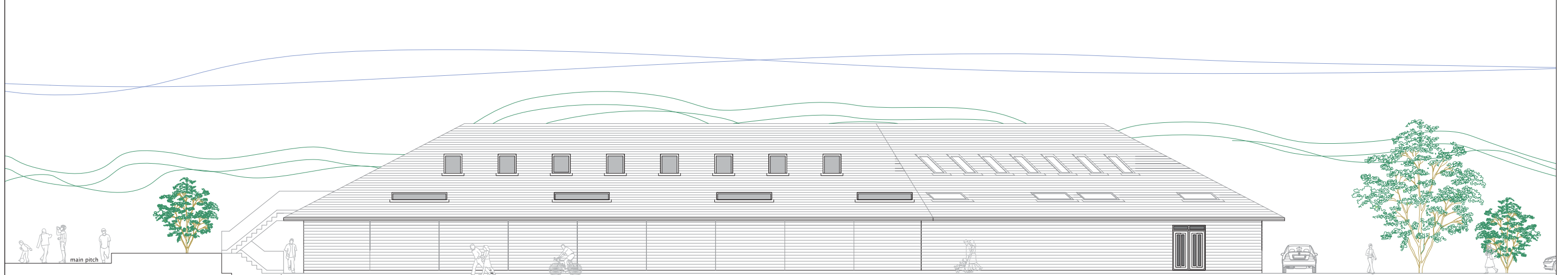
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DRAWN DP	CHECKED
JOB NUMBER 868	DRAWING NUMBER 102
REVISION A	



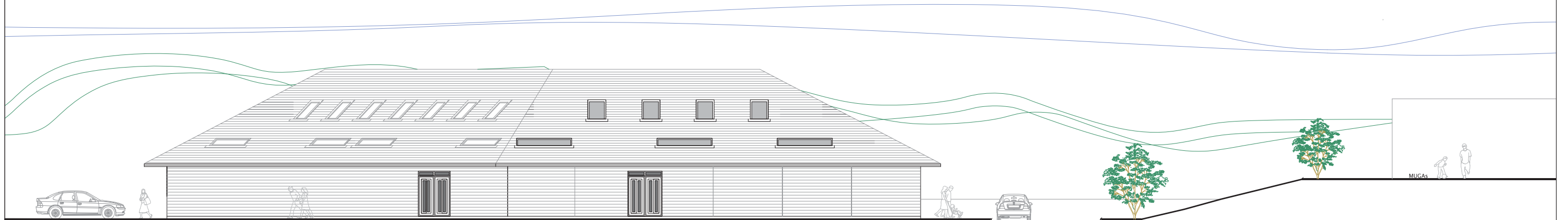
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BRIMSDOWN SPORTS GROUND, ENFIELD

MCLAREN ASSOCIATES
architectural and design consultants
3 HIGH STREET PRECINCT EGHAM SURREY TW20 9BN 02071 937935

PROPOSED DEVELOPMENT AT
BRIMSDOWN SPORTS GROUND
ENFIELD
REPLACEMENT CLUBHOUSE AND FACILITIES BUILDING
ELEVATIONS

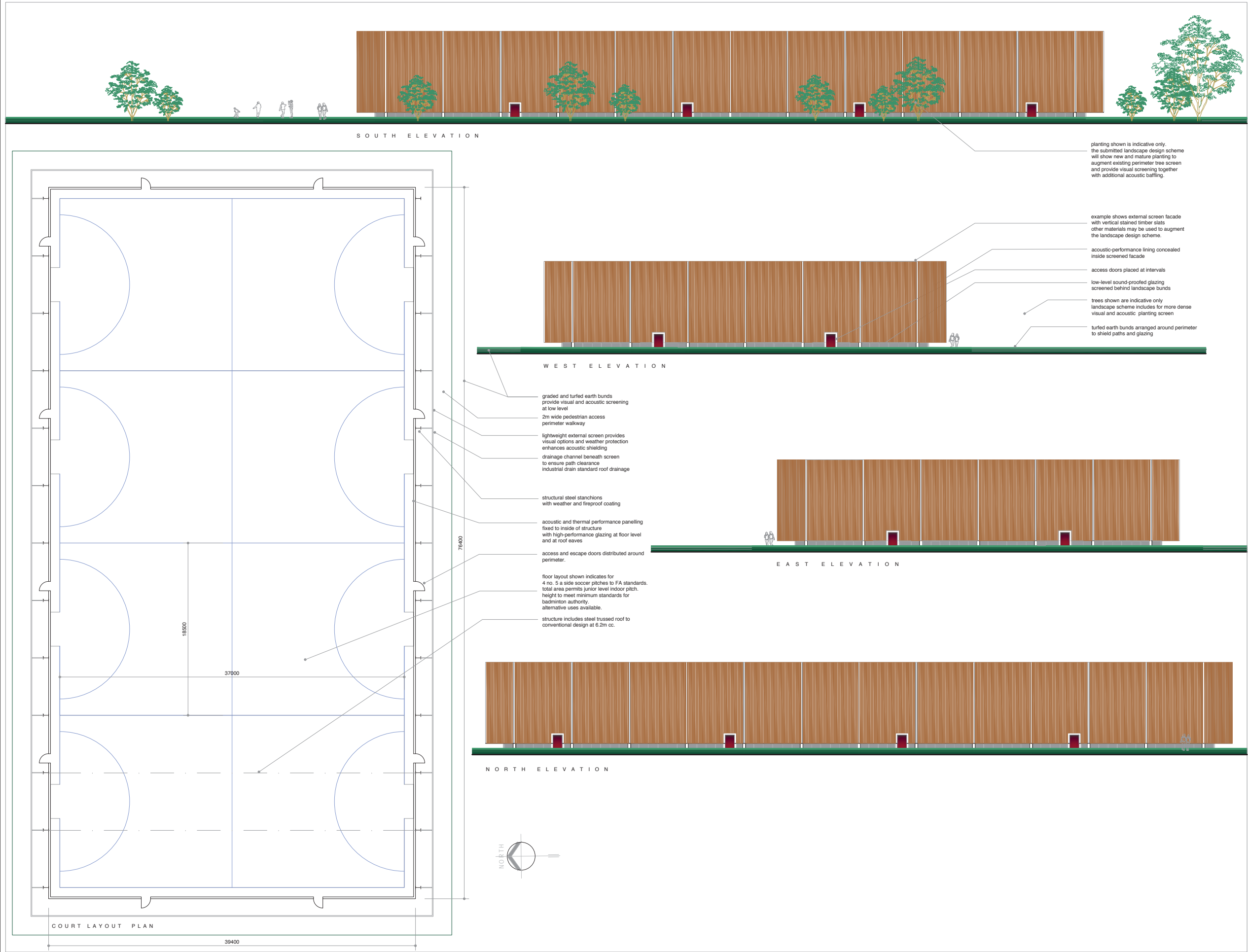
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DECEMBER 2016

868

108

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AMENDMENTS:			
LEGEND:			
JOB TITLE			
PROPOSED DEVELOPMENT AT BRIMSDOWN SPORTS GROUND ENFIELD			
MCLAREN ASSOCIATES architectural and design consultants			
DRAWING TITLE			
PROPOSED MULTI USE GAMES AREAS (MUGAs) PLANS AND ELEVATIONS FOR PITCH ENCLOSURES TO MEET LOCAL AUTHORITY ACOUSTIC CONTROL REQUIREMENTS ARRANGEMENT OF 4-COURT 'EAST' BUILDING			
3 HIGH STREET PRECINCT, SUITE 106 EGHAM SURREY TW20 9HN			
SCALE 1:200 [A1]		DATE JANUARY 2017	
DRAWN DP		CHECKED	
JOB NUMBER 868	DRAWING NUMBER 2002		REVISION