

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 29th August 2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Claire Williams
Tel No: 02083794372

Ward:
Chase

Ref: 17/01966/RE4

Category: LBE - Dev by LA

LOCATION: Bulls Cross Field , Bullsmoor Lane, Enfield, EN1 4RL

PROPOSAL: Construction of a Multi Use Games Area (MUGA) and 4 x Football/Rugby pitches with associated access routes, floodlighting and landscaping.

Applicant Name & Address:

Mr Tony Theodoulou
Civic Centre
Silver Street
Enfield
London
EN1 3XY

Agent Name & Address:

Mr Matt Shillito
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

RECOMMENDATION:

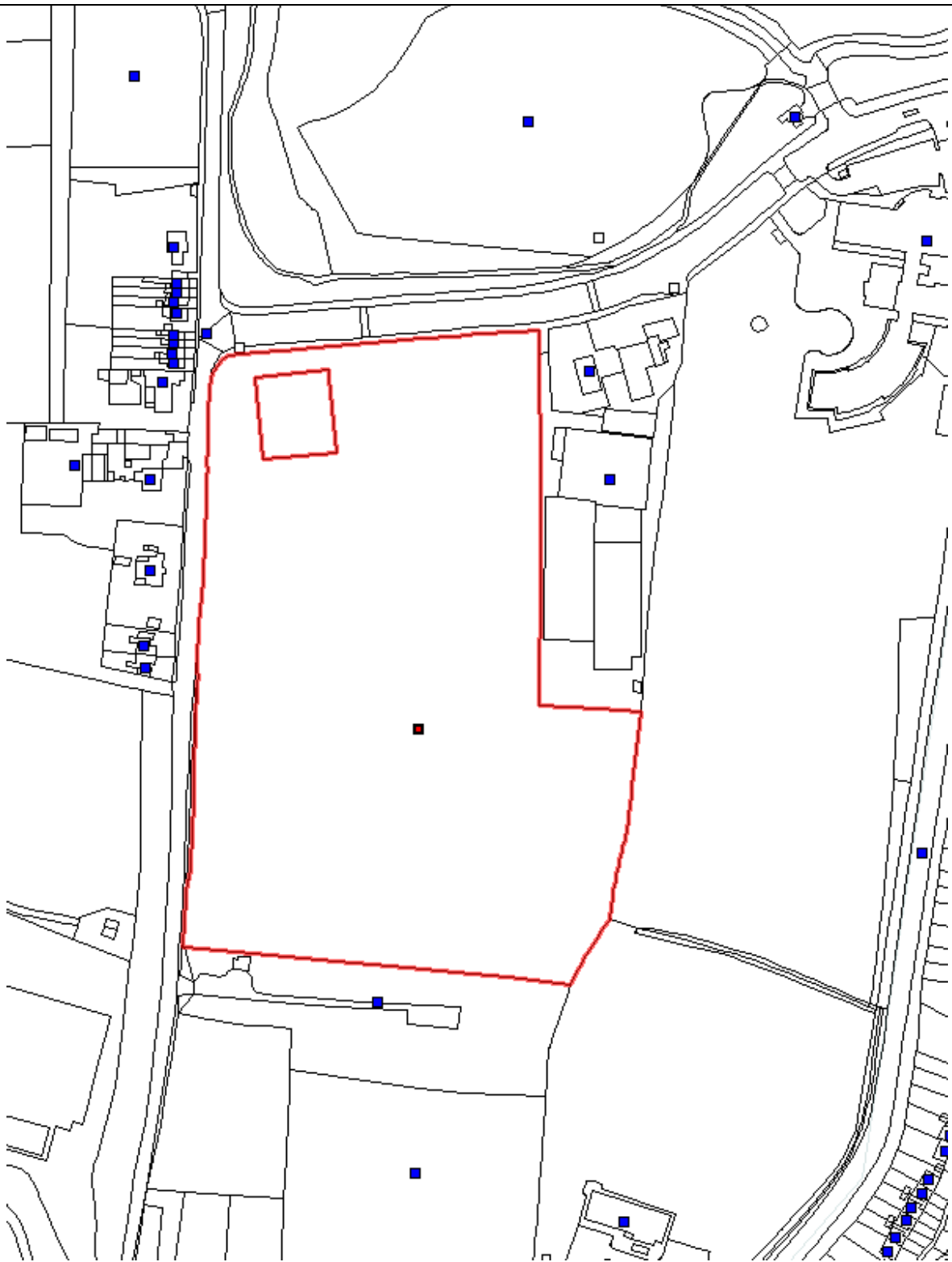
That planning permission be **GRANTED** subject to conditions

Plan Numbers: 739 200 P1 (Location Plan), 739 203 P1 (Existing Site Plan), 739 204 P2 (Proposed MUGA layout and Elevations), 739 205 P1 (Existing Pitch Layout), 739 206 P2 (Proposed Site Plan), 6338 1 P3 (MUGA lighting scheme)

Note for Members:

The application has been brought to the Planning Committee because Enfield Council is the applicant.

Ref: 17/01966/RE4 LOCATION: Bulls Cross Field , Bullsmoor Lane, Enfield, EN1 4RL



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North



Site and Surroundings

- 1.1 The site comprises the Bulls Cross sports field situated south east of the junction of Bulls Cross and Bullsmoor Lane. There is a tennis court located within the north west corner of the site. The playing fields are enclosed by a low-level rail fence with boundary vegetation behind. The Lombardy Poplar trees lined along the northern boundary of the sports ground are protected by a Tree Preservation Order (LBE Order No.(168) 1985).
- 1.2 Immediately to the east is the former Orchardside Nursery site which is currently being redeveloped to provide the new Orchardside STC. Construction of the new STC building is underway and is due for completion this summer. Capel Manor College is located on the northern side of Bullsmoor Lane opposite the site. The College occupies a Grade II* listed building (Capel Manor) and other listed buildings are on the site.
- 1.3 Current pedestrian access to the Bulls Cross Sports Ground is via an open access point in the perimeter fencing located off Bulls Cross Road in the south west corner of the sports ground. A gated vehicular access is located off Bullsmoor Lane on the north boundary to the east of the former tennis court. A pedestrian access and two vehicular access points to the Orchardside STC site are off Bullsmoor Lane to the east of the proposed MUGA site.
- 1.4 The site is located within the Forty Hall Conservation Area and the Metropolitan Green Belt and is a designated Local Open Space.

2.0 Proposal

- 2.1 The application seeks planning permission for the construction of a Multi Use Games Area (MUGA) and 4 x Football/Rugby pitches with associated access routes, floodlighting and landscaping.
- 2.2 The proposed MUGA would measure 43m X 61m including a 3m run-off at both ends and both sides. The MUGA would provide a five/ seven-a-side football pitch that would measure 37 metres x 55 metres. The MUGA would be enclosed with 3 metre high weld mesh acoustic rebound fencing that would be formed by a heavy duty grid system. There would be a 3 metre wide double access gate to allow for maintenance access to the north western corner. The remaining three corners will have a single gate for access/ball retrieval.
- 2.3 The pitch and run-off surface is proposed to be a porous synthetic grass surface formed of 3G artificial turf/polymeric linked to a drainage attenuation system. Six floodlights are proposed which would be designed in accordance with the illumination requirements set out in Sport England Technical Guidance Note 370 – Floodlighting and the appropriate National Governing bodies (football). The MUGA is proposed to operate up to 9pm.
- 2.4 The proposed development would be used by the local community and the students of the STC (Orchardside School).
- 2.5 Parking spaces are not proposed within the site. The design and access statement sets out that parking will be available along Bullsmoor Lane as

existing and the proposed Orchardside STC building will also have parking facilities which could be made available to evening users, by agreement.

- 2.6 The existing redundant tennis courts will be reseeded with a playing field mix to create a sward that marries in with the existing playing field.
- 2.7 Amended drawings have been received that has removed the markings for one pitch in the north western corner of the site and confirmed that the fencing will be green.

3.0 Relevant Planning History

- 3.1 None

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Tree Officer: No objection.

4.1.2 Environmental Health Officer: No objection as there is unlikely to be a negative environmental impact, in particular regarding air quality, contaminated land and noise.

4.1.3 GLAAS: A condition and informative has been suggested to conserve the archaeological interest on the site.

4.1.4 Traffic and Transportation:

No objection subject to conditions relating to access arrangements, cycle parking, number of users and car parking usage surveys.

4.1.5 Forty Hill and Bulls Cross Study Group:

Concerns relate to the following matters:

- Limited detail on any change in topography of the land
- No reference to Conservation Area's Character Appraisal
- Primary use as a public open space and how the local amenity would be affected
- Floodlights – need, operation and aesthetic appearance – high poles and illumination would have a deleterious impact on the conservation area and the green belt
- Loss of Poplar trees
- Additional paraphernalia

4.1.6 Sports England: No objection subject to a condition relating to a community use agreement and an informative.

4.1.7 CAG: Overall satisfied that the area will remain a sports field. Suggested a number of recommendations including relocation of the MUGA behind the new school and in turn relocation of the access to the MUGA, painting of the MUGA

structure green, resistance of high lighting towers to illuminate the pitches and the MUGA, avoiding plastic surface devoid of a natural appearance, no screening bunds to impair open vistas and no loss of mature boundary trees.

4.1.8 Conservation Officer: Concerns raised regarding the placement of the MUGA, the floodlights proposed, the artificial surface of the MUGA and the potential loss of the mature Poplar trees along the boundary. The Conservation recognises the public benefits and the justification that has been put forward regarding the above concerns.

4.2 Public response

4.2.1 Letters were sent to 22 adjoining and nearby residents, a site notice posted and a press notice published in the local paper. Four comments were received and can be summarised as follows:

- Affect local ecology
- Close to adjoining properties
- General dislike of proposal
- Increase in traffic
- Noise nuisance
- Not enough info given on application
- Out of keeping with character of area
- Over development
- Loss of an open space for the public
- Strain on existing community facilities
- Inadequate public transport provisions
- No local consultation or notification
- Loss of a quiet space
- Not enough evidence on increased noise, traffic, lack of residential parking with the green field being the only site that is providing an oasis to the residents between the two developments – the school and Tottenham Hotspurs football club
- Does not understand the need for the proposal on an existing open space sports field
- Currently there are issues with building works and associated traffic, parking and noise
- Impact on property values

Case Officer response: Impact on property values is not a material planning consideration. All other issues will be explored within the analysis section of the report. As set out in paragraph 4.2.1 a site notice was posted, press notice published in the local paper and 22 adjoining and nearby residents were consulted in accordance with planning legislation.

5.0 Relevant Policy

5.1 London Plan (2016)

Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology

5.2 Core Strategy (November 2010)

CP30 Maintaining and improving the quality of the built and open environment
CP31 Built and Landscape Heritage
CP32: Pollution
CP33: Green Belt and countryside
CP36: Biodiversity

5.3 DMD (November 2014)

DMD44 Conserving and Enhancing Heritage Assets
DMD45 Parking Standards and Layout
DMD59 Avoiding and Reducing Flood Risk
DMD64 Pollution Control and Assessment
DMD 71 Protection and Enhancement of Open Space
DMD 74 Playing Pitches
DMD78 Nature Conservation
DMD80 Trees on Development Sites
DMD81 Landscaping

5.4 Other Policy

National Planning Policy Framework
Forty Hall Conservation Area Character Appraisal (2015)
Sports England's policy on planning applications affecting playing fields 'A Sporting Future for the Playing Fields of England' – Exception 5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

6.0 Analysis

Principle

- 6.1 Policy DMD71 of the Development Management Document states that essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.
- 6.2 The supporting information states that the MUGA is essential to providing the Orchard STC school with the opportunity to offer the pupils a full range of sports. The STC is a school predominately for Enfield students who are not able to be educated in a mainstream school. The MUGA will also be available for the local community to use.
- 6.3 Paragraph 73 of the NPPF identifies that “Opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 6.4 The proposed development would enhance the use of the existing field through the introduction of a MUGA and marked out pitches. The addition of floodlights and improved surfaces would enable evening use and all year round use of the facilities to meet the needs of the local community.
- 6.5 The impact of the proposal on the Metropolitan Green Belt and the Conservation Area will be explored in more detail later in this report. However the proposed development would provide a MUGA with fencing and floodlighting and marked out pitches on a sports field. The development would therefore be classed as the provision of appropriate facilities for outdoor sport and outdoor recreation and would not be inappropriate development in the Green Belt as long as the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 6.6 The MUGA has been appropriately sited in the north east corner of the site next to the school currently under construction rather than in the middle of the open space, which would reduce the spread of built form across the site and therefore its impact on the openness of the site.
- 6.7 The proposed fencing for the MUGA has been updated to green and with a height of three metres would not be excessive in height. The fencing would be weld mesh fencing and therefore would not be a solid structure and would consequently help maintain the open character of the site.
- 6.8 Policy DMD74 states that applications for artificial pitches that incorporate floodlighting in the Green Belt will be refused unless justified through very special circumstances.
- 6.9 As set out in the submitted lighting assessment, the lighting column height was calculated using the method detailed in the CIBSE guide LG4 “Sports Lighting”. This uses angles projected from the centre of the pitch and the touch line to produce a head frame location zone. When applied to this project the optimum mast height ranged from 8m to 12m for the pitch. A 10m mounting height was chosen as it would allow the floodlights to be mounted horizontally. This would

result in low vertical overspill and good uniformity on the playing surface, without compromising cost. The 10m T107RLH mast will offer a slim line profile which will minimise daytime impact. If the mounting height was reduced to 8m the floodlights would be elevated above the horizontal consequently increasing overspill. The design achieves a maintained minimum illuminance value of 205 Lux with a uniformity in excess of 0.60 which meets the requirements of Sport England.

- 6.10 There have been discussions on the type and number of floodlights proposed. Reducing the number of lighting columns required and also their height has been discussed and as detailed above would impact on glare and light spillage. Retractable floodlights have been investigated and costs estimates provided. Six retractable lighting columns would cost £66,000 and six non-retractable lighting columns would cost £12,000 resulting in an additional cost to the council of £54,000.
- 6.11 Outdoor sport lighting provides an important way of extending the use and the overall value of outdoor sports facilities. As set out in Sports England lighting guidance the winter daylight can be as short as 7 hours a day and can restrict opportunities for outdoor sports to short periods during the weekends. In numerical terms, outdoor sports lighting can extend the playing hours by some 1000 -1500 additional hours per annum and this can allow people to train or play evening matches 7 days a week, all year round. The floodlights could be removed however as highlighted above this would severely restrict the use of the MUGA in winter. The floodlights are necessary to enable the use of the MUGA to be maximised for the local community. It is considered that six 10 metre high floodlights would be reasonable and necessary to support the safe function of the MUGA for the purposes of outdoor sport and recreation and are on balance considered acceptable.
- 6.12 Policy DMD74 states that the preference for new playing field land and sports pitches is natural grass pitches. The Council will only permit artificial grass pitches if the development complies with a specific criteria. The four new marked out pitches would be natural grass pitches. However the MUGA would be a porous synthetic grass surface formed of 3G artificial turf/polymeric. The proposed material for the MUGA is considered appropriate as it would be more durable, improve performance and allow more flexibility. Furthermore given the marked out pitches would remain natural grass pitches, the existing redundant tennis courts to the north west of the site would be reseeded with a playing field mix to create a sward that marries in with the existing playing field; and the majority of the application site would consist of natural grass, the proposed pitch of the MUGA on balance is considered acceptable.
- 6.13 Sport England have been consulted on the application and they have not raised an objection because the proposal is considered to broadly meet exception E5 of the Sport England policy.
- 6.14 In principle the proposal is considered acceptable because it would support and enhance the use of the existing playing field and would not result in demonstrable harm to the open and rural character of the application site.

Impact on Metropolitan Green Belt

- 6.15 The National Planning Policy Framework (NPPF) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belt are their openness and their permanence.
- 6.16 The NPPF sets out that provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries is not inappropriate development as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 6.17 Policy DMD82 sets out that inappropriate development within the Green Belt will not be permitted. Development that is not inappropriate will only be permitted if all of the criteria set out in Policy DMD82 has been met.
- 6.18 The proposed development would provide a MUGA with fencing and floodlighting on a sports field. The development would therefore be classed as the provision of appropriate facilities for outdoor sport and outdoor recreation and would not be inappropriate development in the Green Belt as long as the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 6.19 The development in this instance would have an impact on the openness on an area that has until now been open playing fields, because of the additional built elements. However the MUGA would be sited adjacent to a school that is currently under construction rather than in the middle of the playing fields thus reducing the extent of built form across the site.
- 6.20 Paragraph 6.9 – 6.12 of the report discusses the proposed floodlighting. The proposed floodlights are considered to be reasonable and necessary to support the safe function of the MUGA for the purposes of outdoor sport and recreation. The lighting columns would be directly related to the use of the MUGA and would therefore not amount to inappropriate development. The proposed fencing would be green and with a height of three metres would not be excessive in height. The fencing would be weld mesh fencing and therefore would not be a solid structure. Consequently the fencing would help maintain the open character of the site.
- 6.21 The existing Poplar trees along Bullsmoor Lane which create a more urban style boundary would be replaced with new trees. A total of 25x semi-mature fastigiate oak trees are proposed which would be in keeping with the semi-rural character of the site. Discussions have also taken place regarding introducing trees along the Bulls Cross boundary to provide effective screening – a landscaping condition would be attached to any permission to secure this. The introduction and replacement of trees would soften the north and west boundaries and also obstruct views into and out of the site and therefore the proposal would not detract from the open and rural character of the Green Belt.
- 6.22 The proposal would support the NPPF objective of promoting healthy communities and planning positively towards providing opportunities for outdoor sport in the Green Belt. Taking into account the mitigation measures that have taken place to reduce the overall visual impact and harm to the Green Belt in terms of the siting of the MUGA and the replacement of trees along the boundaries for instance, and that the proposal would meet the sporting activity

needs of the students at the adjacent school and the local community, the proposal is considered acceptable in this instance. A number of conditions would be required to provide further mitigation.

- 6.23 The development would provide appropriate facilities for outdoor sport and outdoor recreation and would not be inappropriate development in the Green Belt as the proposal would not detract from the openness of the Green Belt or the purposes of including land within it.

Impact on Conservation Area and Street Scene

- 6.24 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. This is echoed in Policy DMD8 which seeks to ensure that development is high quality, sustainable, has regard for and enhances local character; and also Policy DMD37 which sets out criteria for achieving high quality and design led development.

- 6.25 Policy CP31 and Policy DMD44 states that when considering development proposals affecting heritage assets, regard will be given to the special character and those applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused. This approach is consistent with that set out at a national level with the National Planning Policy Framework.

- 6.26 Given its siting within the Forty Hill Conservation Area, consideration should be given as to whether the development preserves or enhances the character and appearance of the Conservation Area.

- 6.27 In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

- 6.28 Furthermore, at Paragraph 132 it states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

- 6.29 It goes on to state at Paragraph 133 and 134 that:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss

is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

6.30 High hedges line the eastern side of Bulls Cross, blocking views of the Bulls Cross open space beyond and reinforcing the rural character of the area. The Character Appraisal sets out that the surrounding landscape becomes more suburban in character along Bullsmoor Lane. It identifies the subject open space as a benefit to the community but, at present, its urban-style boundary of steel railings and regimented row of poplar trees detract from the generally informal character of the area.

6.31 The Character Appraisal highlights that playing fields are a key element of the area. It states that while they make a valuable contribution in terms of preserving open space, poor quality boundaries, prominent infrastructure, utilitarian ancillary buildings and large areas of featureless, close-cropped grass give them a municipal and urban appearance which is detrimental to the area’s special character.

6.32 The Conservation Officer and CAG were consulted on the proposal and although the CAG are satisfied that the area will remain a sports field, they both raised a number of points. Following discussions between CAG and the applicant, CAG’s main concerns relate to the proposed lighting columns. The CAG have requested that the retractable columns are incorporated within the scheme rather than the proposed 10 metre high lighting columns. The cost of the retractable columns has however been discussed in paragraph 6.11. It is recognised that the floodlights due to their number and height, would to a degree, change the character of this part of the site. However the northern and western boundaries would be appropriately screened which would ensure that the semi-rural character is maintained and there is no demonstrable harm to the character and appearance of the Forty Hill Conservation Area.

6.33 The MUGA would be a porous synthetic grass surface formed of 3G artificial turf/polymeric. The proposed material for the MUGA is considered appropriate as it would be more durable, improve performance and allow more flexibility. Given the marked out pitches would remain natural grass pitches, which along with the non-marked area in the north western corner would account for the majority of the site, the proposal is considered acceptable.

6.34 The redundant tennis courts will be reseeded with a playing field mix to create a sward that marries in with the existing playing field. This would improve the appearance of this part of the field and enhance the character and appearance of the Forty Hill Conservation Area.

- 6.35 Amended drawings have been received that shows that the proposed fencing would be green which would blend into the rural landscape.
- 6.36 In summary it is considered that the proposed MUGA, fencing and floodlights would lead to less than substantial harm to the significance of the Conservation Area however this harm would be outweighed by the public benefits of the proposal and is therefore considered acceptable. The proposal would deliver a facility that will not only be used by school students but also the local community which will meet public health objectives.

Impact on Residential Amenity

- 6.37 Any new development should not impact on the residential amenity of neighbouring residents. Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity.
- 6.38 The Environmental Health Officer was consulted on the scheme and raised no objection to the proposal as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality, noise or contaminated land.
- 6.39 Due to the level of distancing between the development and nearby residential properties, it is considered that the proposal would not result in any demonstrable harm to neighbouring residential amenity. The submitted lighting assessment demonstrates that the efficiency of the proposed floodlights minimises light spillage beyond the immediate area around the MUGA. The lit area will be visible to residents or passers-by who look towards it but there will be no direct lighting of the nearest residents. A condition would be attached restricting the hours of operation of the floodlights.
- 6.40 The noise report concludes that the calculated noise levels from the use of the proposed MUGA are within the suggested noise criteria and that there should be no detriment by reason of noise to the residential amenity from the use of the MUGA.

Traffic and Transportation

- 6.41 T&T have confirmed that the proposal would not have a significant detrimental impact on the local highway network given the additional trips that would be generated between 3pm and 9pm.
- 6.42 The proposed use of the existing school access as primary vehicle access for visitors to the MUGA is broadly acceptable although details of the out of hours access arrangements will be required.
- 6.43 In terms of parking, T&T confirmed that the use of the existing 28 spaces on the school site is acceptable subject to confirmation being provided as to any access restrictions. The cumulative demand stated in the TA is 12 car parking spaces which is considered low given the location of the site and the additional provision proposed. Therefore a condition would be attached to any permission to limit the number of users at any one time while the applicant undertakes car

parking surveys to ensure that sufficient capacity is provided. Discussions are taking place regarding this condition and Members will be updated on the wording of the condition at the planning committee meeting. Conditions would also be required on cycle parking, refuse and recycling and pedestrian access arrangements.

Sustainability

- 6.44 The MUGA is proposed to be a porous synthetic grass/surface formed of 3G artificial turf/polymeric. Hardstanding is proposed around the MUGA and to gain access to the MUGA, the material of the hardstanding would be permeable and therefore the proposal is unlikely to result in a significant increase in surface water runoff.

Trees, Biodiversity and Landscaping

- 6.45 Policy DMD80 seeks to protect trees of significant amenity or biodiversity value and sets out that any development that involves the loss of or harm to trees covered by Tree Preservation Orders.
- 6.46 The Tree Officer has been consulted and raised no objection to the replacement of the Poplar trees as they are at a stage where they will be prone to stem and limb failure and require regular maintenance. The Tree Officer confirmed that the proposed 25x semi-mature fastigiate oak trees will be more than adequate replacement of the poplars to enhance and preserve the arboricultural amenity, at this location, for many years.
- 6.47 In line with Policy DMD81, developments must provide high quality landscaping that enhances the local environment. It has been agreed with the applicant that additional trees/ vegetation would be planted along the western boundary to provide effective screening - a soft landscaping condition would be attached to any permission to secure the detail.
- 6.48 The London Plan, adopted Core Strategy and DMD seeks to protect and enhance biodiversity. Development proposals which include external lighting should ensure that there is no unacceptably adverse impact on wildlife. A preliminary ecological appraisal was undertaken. The report concluded that the proposals would not isolate or fragment any of the valuable habitat nor will there be any significant habitat loss. Given the scale of the development it is not considered that the development will have any direct or indirect impacts on any protected areas. The northern treeline is to be initially lost and replaced with another native tree species. Those trees that have been identified as having bat roosting potential must be retained within the development. If these trees are to be removed, further surveys will be required. Consequently appropriate conditions will be required to protect and enhance biodiversity on the site.

Other Matters

- 6.49 The Orchardside School will have primary use of the MUGA during the school week days. The MUGA will be available for community letting after school hours and at weekends until 9pm. The community use will be organised through a diarised booking system. Concerns were raised with the proposed use of the playing fields and the proposed number of pitches. Amended drawings have

been received that has removed the pitch in the north western corner which will provide a recreational area for the local community that is not marked out to be used as a pitch.

CIL

6.50 The development would not be CIL liable.

7.0 Conclusion

7.1 The proposed development would provide appropriate facilities for outdoor sport and outdoor recreation and would not be inappropriate development in the Green Belt as the proposal would not detract from the openness of the Green Belt or the purposes of including land within it. The proposed MUGA, fencing and floodlights would also lead to less than substantial harm to the significance of the Conservation Area however this harm would be outweighed by the public benefits of the proposal and is therefore considered acceptable. The proposal would deliver a facility that will not only be used by school students but also the local community which will meet social public health objectives.

8.0 Recommendation

That, PLANNING PERMISSION BE GRANTED subject to the following conditions:

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

739 200 P1 (Location Plan), 739 203 P1 (Existing Site Plan), 739 204 P2 (Proposed MUGA layout and Elevations), 739 205 P1 (Existing Pitch Layout), 739 206 P2 (Proposed Site Plan), 6338 1 P3 (MUGA lighting scheme), 1049_P 1 of 4 (Underground Utility Mapping and Topographical Survey), 1049_P 2 of 4 (Underground Utility Mapping and Topographical Survey), 1049_P 3 of 4 (Underground Utility Mapping and Topographical Survey), 1049_P 4 of 4 (Underground Utility Mapping and Topographical Survey), 1512_LL_111 Rev P03 (MUGA Layout plan), 170268-X-XX-DR-C-2000 Rev PL1 (Existing Levels Contour Plan), X-XX-DR-C-2000 Rev PL2 (Surface Water Drainage Strategy), 170268-X-XX-DR-C-1010 (Surface Water Drainage Strategy), Noise Assessment dated 3 May 2017 ref. no. 17076/001/js/b, Preliminary Ecological Appraisal dated December 2016, Drainage Strategy ref. no. 170268/TN dated 30 March 2017, , DFCP 3159 Rev D, DFCP 3159 TSP (Tree Survey Plan South West), Arboricultural Impact Assessment DFCP 3919 Rev B dated 3 April 2017, 15 00029-E001 Rev C2 (Existing Ambient Lighting), 15 0029/E002 Rev C2 (Proposed MUGA siting), STU Unit MUGA lighting options, 1512_LP_302 Rev

P01 (Landscape Enhancement Plan), 1512_LL_111 Rev P03 (MUGA Layout Plan), Landscape Strategy dated February 2017, Heritage Statement dated April 2017, Transport Statement version 2 dated 6 April 2017, Blakedown sample pitch material and specification.

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

3. Notwithstanding the submitted information, prior to the erection of the proposed fencing full elevation drawings of the proposed fence and detailed drawings/brochure detail showing the specific material and colour (which should be green) shall be submitted to and approved in writing by the LPA. The fencing shall be constructed in accordance with the agreed detail and maintained as such thereafter.

Reason: In the interest of the character and appearance of the open space, the Metropolitan Green Belt and the Conservation Area.

4. Before the MUGA 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 the Development Plan.

5. Prior to the commencement of the use, detailed drawings showing trees, shrubs and grass to be planted (including species, size and number) shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

6. Unless otherwise agreed in advance and in writing by the Local Planning Authority, the MUGA and its associated sports lighting shall not be used outside the hours of 09:00 to 21:00.

There shall be a mechanism in place for the lighting to be turned off outside of these times prior to the commencement of the use.

Reason: To balance illuminating the sports facility for maximum use with the interest of neighbour amenity, the Conservation Area, the Metropolitan Green Belt and sustainability in accordance with the Development Plan.

7. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to at least MUGA/AGP and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

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

8. No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In the interests of conserving the archaeological interest of the site.

9. Prior to the commencement of the use of the facility, details shall be submitted to and approved in writing by the LPA demonstrating how visitor access to the pitches/ MUGA will be managed. Once approved those details shall be permanently maintained.

Reason: In the interest of security and amenity of neighbouring residents.

10. Prior to the commencement of use, details of the siting, number and design of secure/covered short stay cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

11. Prior to the commencement of use, details of the refuse and recycling strategy including the location of any containers and collection points shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained.

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

12. Prior to the demolition of any trees identified as having bat roosting potential and the use of the development commences, further bat surveys shall be undertaken and submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved details

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

13. Prior to the commencement of the use, details including the exact location, specification and design of the biodiversity enhancements designed to be built into the site following guidance by a suitable qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved details prior to the commencement of the use and maintained as such thereafter.

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

14. All areas of 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 wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with

CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

15. The maximum number of users at any one time shall not exceed TO BE CONFIRMED. Car parking surveys shall be undertaken to ensure that sufficient parking space capacity is provided.

Reason: In the interests of highway safety and the free flow of traffic.

Informatives

1. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association and Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.



South Elevation

HEAVY DUTY GRID SYSTEM
WELD MESH ACOUSTIC REBOUND FENCING
COLOUR: GREEN, RAL TBA WITH LBE PLANNING



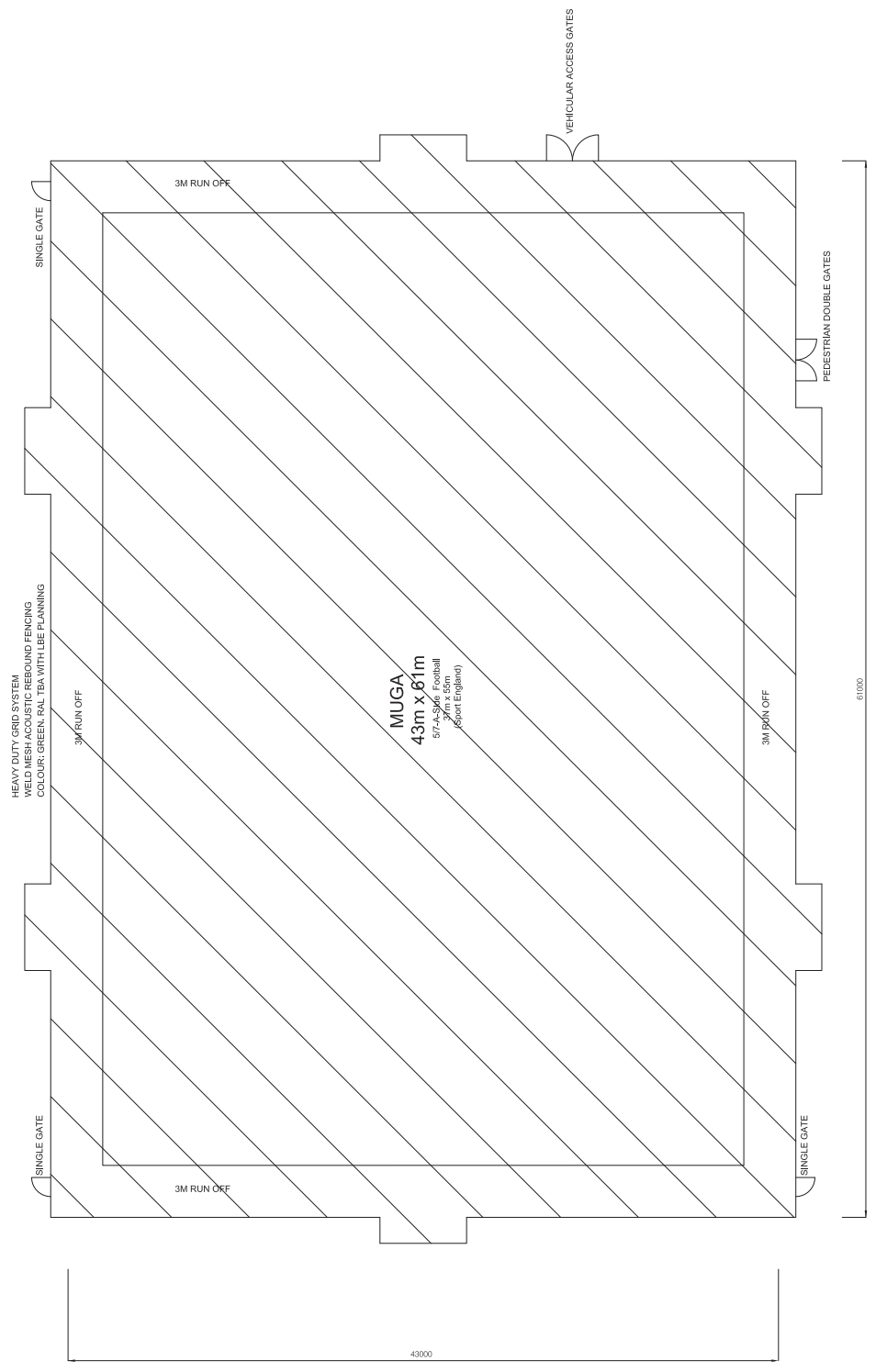
North Elevation



East Elevation



West Elevation



Project Name	London Borough of Enfield
Client	Proposed MUGA
Site Address	Bullsmoor Lane, Enfield EN1 4RL
Scale	1:100
Date	12/08/2024
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

bhp architects
LONDON BOROUGH OF ENFIELD
PROPOSED MUGA
BULLSMOOR LANE
ENFIELD EN1 4RL

PROPOSED MUGA LAYOUT & ELEVATIONS

739 204 P2

GENERAL NOTES:
 1. No dimensions are to be taken from this drawing. All dimensions should be taken from the approved site plan.
 2. All dimensions are to be taken from the centre of the road unless otherwise stated.
 3. All dimensions are to be taken from the centre of the road unless otherwise stated.
 4. All dimensions are to be taken from the centre of the road unless otherwise stated.

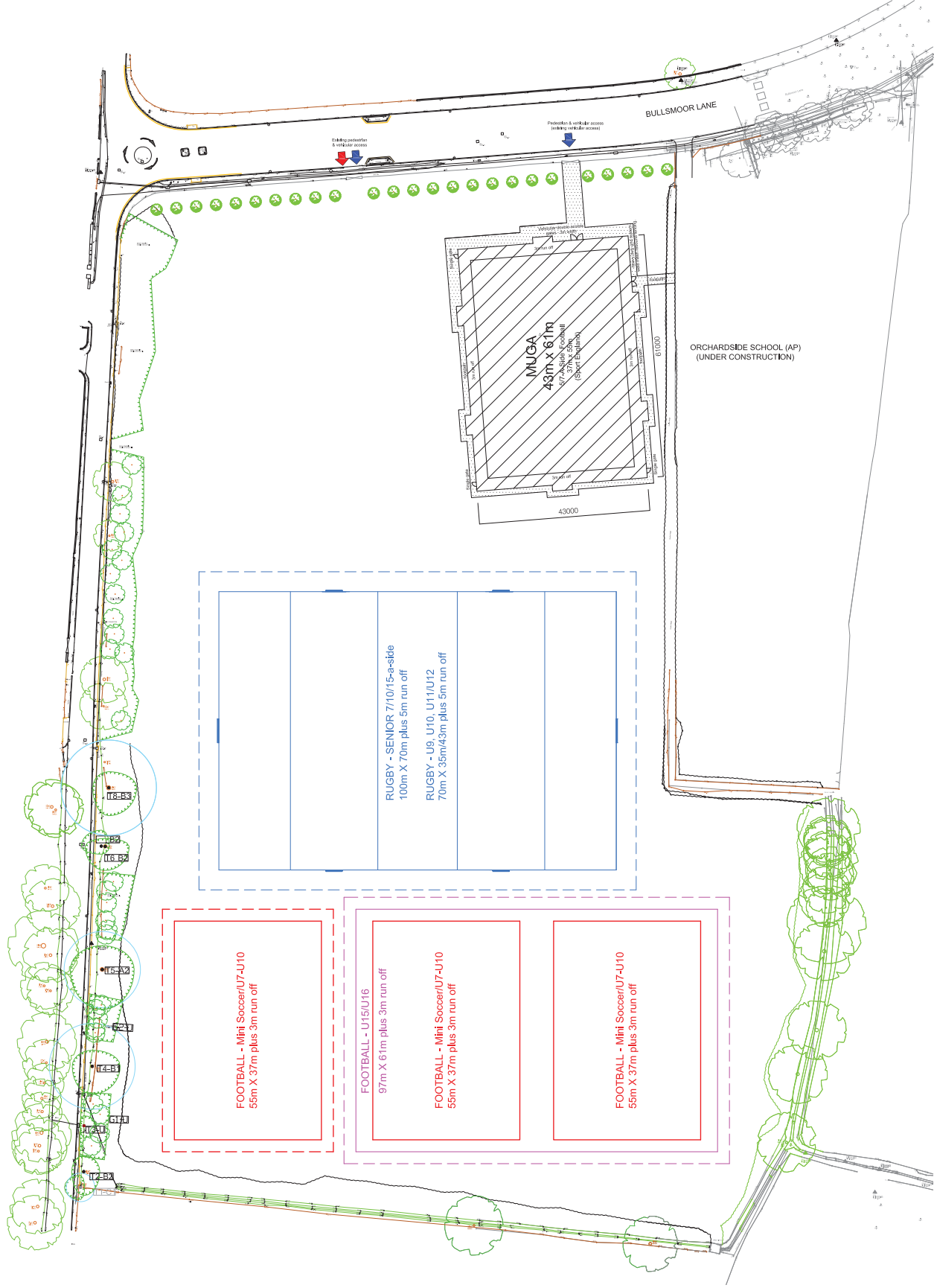
KEY:



PEDESTRIAN ACCESS



VEHICULAR ACCESS



Rev.	Date	Description
PP	11.07.17	U11/12 pitch markings to parking that removed (PH)
PH	30.03.17	Final layout application.

bhp architects
 bhp architects
 11-13, Bullsmoor Lane, London, E11 1JL
 Tel: 020 7350 2000 | Fax: 020 7350 2001 | Email: info@bhparchitects.com

LONDON BOROUGH OF ENFIELD
 MUJGA
 BULLSMOOR LANE
 ENFIELD, EN1 4PL

Client	PH	No.	13.02.17/29
Scale	1:100	Date	March 2017

PROPOSED SPORTS GROUND &
 MUJGA SITE PLAN:
 PROPOSED PITCH LAYOUTS

