

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 7 July 2020

Report of
Head of Planning

Contact Officer:
Andy Higham
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Tel No: 020 8132 2130

Ward:
Southgate Green

Ref: 19/04345/RE4

Category: Minor Application

LOCATION: Tennis Courts, Broomfield Park, Broomfield Lane, London N13 4HE

PROPOSAL: Refurbishment of 9 Sports courts involving resurfacing and partial reconstruction of the courts, installation of low-level footpath bollard lighting from the entrance at Alderman's Hill to the courts and installation of floodlighting.

Applicant Name & Address:

Danny Hammond
London Borough of Enfield

Agent Name & Address:

Danny Hammond
London Borough of Enfield
Civic Centre
Silver Street
Enfield
EN1 3XD

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed GRANTED subject to conditions.

Ref: 19/04345/RE4 LOCATION: Tennis Courts Broomfield Park, Broomfield Lane, London, N13 4HE



1 Note for Members:

- 1.1 At the meeting of Planning Committee on 21st May 2020, it was the decision of Members to defer consideration of this planning application, to enable officers to obtain more information regarding existing and projected usage of the courts to demonstrate the need for the floodlighting on Metropolitan Open Land and within the historic park and the benefits of the proposal to the local community.
- 1.2 This addendum seeks to address these points with the original report attached for information and should be read in conjunction with this addendum.

2. Recommendation:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed **GRANTED** subject to conditions.

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plan.

3. No Clearance During Bird Nesting Season

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).

4. Hours for Deliveries

Deliveries and removal of construction and excavation materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time.

5. Trees

An Arboricultural Method Statement with Tree Protection Plan to ensure adequate protection to existing trees and their roots during construction works.

6. Hours of Use (Floodlights)

The floodlights shall only be in use until 10 p.m. Monday to Sundays, including Bank Holidays.

3. Addendum - Executive Summary

- 3.1 This application was considered by the Planning Committee on 21 May 2020 and deferred by Members in order to obtain more information regarding existing and projected usage of the courts to demonstrate the need for the floodlighting on Metropolitan Open Land and within the historic park.
- 3.2 Information on the following were raised by Members:
- i) who uses the courts, and when;
 - ii) information on any sports teams that use the courts;
 - iii) details of usage of the facilities by the local community; and
 - iv) the subsequent need for the floodlighting.
- 3.3 Further details regarding these matters are addressed below. This addendum should be read in conjunction with the original report prepared for the Planning Committee on 21 May 2020.

4. Addendum – Additional Information

- 4.1 The concern raised by the Planning Committee was in relation to the existing and projected level of usage, and in particular who uses the courts and when, whether the courts were used by the local community and whether as a result of the existing / projected use, there was an exceptional justification for the floodlighting proposed on MOL.
- 4.2 In response to the questions raised by members, the applicant has submitted further information pertaining to the proposed usage of the courts and the overall requirement for floodlighting.
- 4.3 The North London Netball League (NLNL) has been running for 70 years at Broomfield Park and are one of the key users of the courts. The league was originally formed with a number of local Enfield clubs, including Oakwood, Palmers Green, Minchenden and Southgate, but over the years the success of league has drawn teams and players from adjacent catchment areas to become the largest netball league in north London. The winter league runs on alternate Saturdays from September to April and a summer league takes place during weekday evenings from Easter to early summer. There are four junior divisions for girls aged between 11 and 16 and seven senior divisions. On a typical Saturday, including coaches and umpires over 800 women will partake.
- 4.4 The NLNL is continually looking for ways to expand further but with limitations on daylight hours during the winter months, matches need to be completed by mid-afternoon. The provision of floodlighting to the courts would allow matches to continue into the late afternoon and enable the league to expand with additional junior and senior divisions which would serve both the local community and wider community of North London.
- 4.5 A number of local schools also use the netball courts for after school matches and tournaments. However, the schools are only able to use the courts after school until the October half term break as daylight becomes an issue. There are currently no social netball leagues that run in Enfield and finding indoor training facilities is often difficult and expensive.
- 4.6 Between January 2019 and December 2019, there were 310 bookings for the Broomfield facilities (a total of 1168.5 hours), which included 159 residents and 151 non-residents. The residents include local teams in the North London Netball League and Council's own Sports Development Team: the non-residents include various schools outside the Borough.

- 4.7 It was noted that during the winter, bookings finished between 3:30-4pm, however during the summer months the usage increased to 8 pm. It is therefore concluded that the improvements would increase the available hours on a daily basis during the winter months for increased use into the evenings by after school clubs and various other groups.
- 4.8 The provision of floodlighting to the netball courts in Broomfield Park would provide a range of opportunities to expand netball amongst all age groups, abilities and for both men and women. It would allow local schools to run an extended season of matches and tournaments, providing further opportunities for young people to participate in the sport; enable social netball leagues to develop in the area and broaden the sport in the borough and provide an opportunity for local clubs to use the courts for mid week evening training sessions.
- 4.9 The Council has a Physical Activity and Sport Development Plan. This seeks the continuation of NLNL at Broomfield Park, the setting up of a Walking Netball Programme and Back to Netball Program and increased participation in tennis at Broomfield following the refurbishment of the courts and the provision of floodlighting and liaising with netball groups, schools, community groups, the LTA and the marketing of the courts. There are two strategies in place, to increase netball and tennis usage by 10% within the first year and 20% within the second year.
- 4.10 In regard to tennis facilities, the Council do not have a reservation system in place for the booking of tennis courts. It is therefore difficult to determine exactly how many people use the courts and if they are residents or not. However, Sport England data illustrates that there are 9,095 people that currently play tennis within a 5km radius of the site with a latent demand of 10,264 players. In addition, the Lawn Tennis Association (LTA) has data which looks at the number of people within a 10 minute drive time (2.5km) from a site who fit the tennis playing profile and are likely to play tennis. The data shows there is a high demand of tennis in the area as there are 2,825 people likely to use Broomfield based on LTA statistics. The 3 nearest tennis clubs to Broomfield Park are Conway, Mayfield and Bounds Green which all have high levels of membership but do not currently use the facilities at Broomfield Park, partly due to having leases at other facilities.
- 4.11 A non-floodlit court would provide 3,822 hours of tennis playing capacity per year whereas a floodlit court would provide 4,730 hours per year. If this is then multiplied it increases so that a venue with 6 floodlit courts would have 28,380 hours worth of play capacity compared to 22,932 hours if non floodlit. The above information illustrates that there is a large demand for tennis within the local area and therefore the improved facilities would encourage increased usage.
- 4.12 The Council's Playing Pitch Strategy (PPS) (April 2018-March 2023) provide a robust action plan for sports facilities in the Borough and specifically refers to Broomfield Park courts which are a dual netball and tennis court facility and the Council's sole netball facility. The strategy is to protect Broomfield Park as a sports facility for tennis and netball and enhance the facilities to resurface the courts and provide floodlights. The proposed development is in accordance with this strategy and will receive grant funding to go towards the redevelopment of the courts.
- 4.13 The purpose of the PPS is to look to address a range of fundamental challenges and assess how outdoor pitch and non-pitch facilities such as tennis can be used to meet the needs of a growing London Borough of Enfield population. Some areas of Enfield have very high levels of deprivation, but the Borough is generally prosperous with pockets of deprivation, both of which bring their own challenges such as:

- Meeting the needs of a relatively prosperous population which is economically stable whilst also catering for areas of higher deprivation which may have different requirements.
- Working with health partners in addressing the cost of physical inactivity and obesity levels.
- Increased demand for facilities given the projected increase in population, offset against falling demand in some sports.
- Ensuring that the borough's sports pitches and associated facilities are located within the right areas of the borough.

- 4.14 The Strategy has been developed in partnership with a range of agencies, including Sport England, national governing bodies of sport including football, cricket, rugby union and tennis and local football, hockey, rugby union, cricket and tennis clubs.
- 4.15 The purpose of the Playing Pitch Strategy (PPS) is to provide a robust future action plan for sports facilities in Enfield. The outcomes arising from the assessment will inform the Local Plan. The Local Plan's purpose is to set out an analysis and assessment of existing infrastructure provision within Enfield including playing pitches and identify existing and future needs and demands for the Council to support new development and a changing population to 2032.
- 4.16 Sport England is a statutory consultee regarding applications for planning consent that have sports pitch and/or recreational green space implications and will develop its consultation responses in the context of the existence and currency of the Council's PPS. The proposed works, including floodlights were designed in collaboration with Sport England.
- 4.17 The PPS lists the tennis facilities available within the Borough, including Broomfield Park and states amongst other things that the tennis supply in Enfield is located on school sites, at tennis clubs and local parks, that school sites are rarely used by the community for tennis and that tennis clubs generally have good courts and ancillary facilities and therefore many have the capacity to take new members.
- 4.18 The document therefore outlines several priorities for tennis as follows:
- Protection of the secured tennis provision in the Borough-protect existing tennis court facilities and improve the quality of the existing supply of tennis facilities across the Borough.
 - Ensure that high quality facilities, for club tennis are maintained across the Borough.
 - Protect the park sites for the playing of casual pay and play tennis.
 - Enfield Council's Sports Development Team and the Lawn Tennis Association (LTA) to work together to:
 - ~ Develop strong local park and other community tennis venue partnerships to deliver inclusive and sustainable tennis provision for all;
 - ~ To provide links between schools and clubs;
 - ~ To increase participation and improve facilities;
 - ~ Address an identified need to consider the best operational model for the community parks facilities and development of booking and payment systems;
 - ~ To put sustainable operating model in place to provide for sinking funds for the future refurbishment of the courts; and
 - ~ Where possible increase floodlit provision in line with the aims and objectives of Transforming British Tennis Together.
- 4.19 In regard to netball, the priorities are to floodlight the courts and to work with the netball

league to seek funding for investment into the courts and to enable their resurfacing and the ongoing sustainability of the provision on a long-term basis. The implications are thus to protect the Broomfield Park site as a netball and tennis dual use facility through the local plan.

- 4.20 The additional information provided by the applicant is considered a robust justification of the proposal in response to the points raised by the Planning Committee, and when read along with the 21st May 2020 planning committee report and the Council's Playing Pitch Strategy (PPS) (April 2018-March 2023), demonstrates that there is a need and clear justification for the proposed floodlights at Broomfield Park.

Update - Public Response

- 4.21 Following the last Planning Committee in May, we have also received a representation from the Friends of Broomfield Park Association (FoBP) on 23 June 2020, which fully supports the proposals and raises the following matters:

- The lights will improve safety and reduce anti-social behavior within the park;
- The project has received funding from both Sport England and the London Marathon Trust, which fully demonstrates the external support for the refurbishment;
- The poor condition of the courts and need for refurbishment has been the subject of many Committee and Open Meetings, which has resulted in discussions and unanimous support for the continuation and promotion of netball leagues within Broomfield Park;
- The netball facilities play a vital part of the provision of facilities for women and girls sport in Enfield and Greater London and that every effort should be made to address the balance of equality of opportunity between women and men in sport;
- The netball courts along with the clubhouse, a community orchard, conservatory and Palmers Green Community Café form a central and thriving hub within the park. The community are greatly involved with any sporting activities within the park, which is central to the constitutional objectives of the FoBP in helping to improve the Park to meet the needs of users as well as considering its impact on the local environment;
- The FoBP worked with their Events Strategy Group and conducted a pilot survey of park users to discover what events people would like to see at Broomfield Park in the future. Within the 91 responses received, sport and sporting activities featured in the top five of suggestions showing that it is an area of priority locally.

5.0 Conclusion

- 5.1 Having regard to the additional information provided, and the original report presented to the Planning Committee on 21 May 2020, it is considered the need for the improvements to the existing courts and proposed floodlights is justified as it would assist with increasing the participation of people playing netball and tennis in the Borough, and meeting the Council's strategy and objectives for the sports courts at Broomfield Park and the wider community.
- 5.2 The scheme would provide appropriate facilities for outdoor sport and outdoor recreation and would not detract from the openness of the Metropolitan Open Land.
- 5.3 Furthermore, the proposed floodlighting would lead to less than substantial harm to the significance of the Grade II registered park however this harm would be outweighed by the public benefits of the proposal provided by the improvements and increased accessibility of the courts identified in the original report and this addendum. The proposal would therefore deliver a facility that will be used by the local people which will meet social public health objectives and assist the local economy. The proposals remain acceptable and it is recommended that consent is deemed to be granted.

1. Note for Members

- 1.1 Although an application of this nature would normally fall to be determined under delegated authority, the application is reported to the Planning Committee for determination because it is a Council promoted development scheme.

2. Recommendation

- 2.1 That, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed GRANTED subject to the following conditions.

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plan.

3. No Clearance During Bird Nesting Season

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).

4. Hours for Deliveries

Deliveries and removal of construction and excavation materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time.

5. Trees

An Arboricultural Method Statement with Tree Protection Plan to ensure adequate protection to existing trees and their roots during construction works.

6. Hours of Use (Floodlights)

The floodlights shall only be in use until 10 p.m. Monday to Sundays, including Bank Holidays.

3. Executive Summary

- 3.1 This application seeks approval for a scheme involving the refurbishment of 9 existing sports courts situated within Broomfield Park, involving resurfacing and partial reconstruction of the courts, installation of low-level footpath bollard lighting from the entrance at Alderman's Hill to the courts and installation of floodlighting.

- 3.2 The scheme is considered acceptable for the following reasons:

- i. The improvements and increased accessibility of the courts and existing facilities at Broomfield Park would provide public benefit;

- ii. The proposal has been designed to minimise the visual intrusion and it is considered it would give rise to less than substantial harm to the heritage value of Broomfield Park;
- iii. It would not be detrimental to residential amenities;
- iv. It would not compromise highway safety;
- v. The proposals would improve existing drainage facilities to the existing courts and around the site.

4. Site and Surroundings

- 4.1 Broomfield Park comprises a large Grade II registered park which also contains the Grade II listed Broomfield House. The sports courts are located within the western half of the park, which is identified as West Field. The north-east corner of West Field contains community facilities, including the facility that is the subject of this planning application.
- 4.2 Broomfield House stands towards the south-east of the 21ha site, with the gardens and park lying to the west. The site is on level ground and is set within a largely residential area of Enfield between Arnos Park to the west and Palmer's Green to the north-east. The park is bounded by Alderman's Hill (A1004) to the north, Powys Lane to the west (B1452), Broomfield Avenue beyond a row of houses to the east, and Broomfield Lane bordering the southern edge of the park. The south-east boundary is marked by C16 to C18 brick walls (listed grade II) and there are park railings along the south-west, west and north sides. The main approach to the House is from Broomfield Lane from where a drive leads west to the south side of the House. There are further entrances into the gardens and park from the surrounding roads on all sides
- 4.3 Broomfield House itself is a house of several periods. Southern part appears to be of C16 and has high pitched hipped roofs in form of a square, now slated. Northern part of early C18, also with hipped roof now slated. Two old compound brick chimney stacks. Roofs largely concealed by parapets. North front of two storeys, four windows. C18 red brick, formerly painted. Cornice band and 1st floor band. 1st floor sash windows with glazing bars in wood lined reveals; ground floor long replaced sashes. All other facades covered in C20 roughcast and mock half-timbering. Western entrance has one-storey recessed porch. Some windows late C18 or early C19 sashes with glazing bars. Inside at the south end some original timber framing, including heavy chamfered beams with joiners' marks, and chamfered joists. Good C18 staircase with 3 different balusters to a tread, carved tread ends and ramped handrail. One fine panelled room with ornamental cornice and chimney piece. Other panelling and enriched doorcases. Some carving possibly imported. Staircase walls and ceiling attributed to Sir J Thornhill, but the attribution seems doubtful; the work is either by a copyist or badly painted over.
- 4.4 The early C18 rectangular stable block stands to the south of the House, currently (1999) empty. The stable court is enclosed by high, early C18 brick walls.
- 4.5 A chain of four formal ponds runs north/south across the site to the west of the House. The southern three are rectangular and are depicted on the C18 maps (Rocque, 1754). A half-timbered bandstand of 1926 stands on the west side of the southernmost pond. The three southern ponds lie, along with the

House, within a walled enclosure, the walls of which date from the C16 to C18 (west, south and inner walls listed grade II, east wall listed grade II*). The bowed north wall has been demolished. A gateway breaks the west wall at a point opposite the west front of the House, on either side of which are openings in the brickwork, now infilled with modern railings. These may have been early features, serving as clairvoies. An early C18 pavilion (listed grade II*) is built into the eastern wall, south of which is a gateway into Broomfield Lane.

- 4.6 The fourth and northernmost pond lies outside the walled enclosure. It is oval in shape and was an early C20 addition. A shelter stands at its northern end. To the east of the oval pond is a garden area with a children's playground beyond.
- 4.7 In the south-east corner of the gardens, lying between the stables and outbuildings to the north and the Broomfield Lane boundary to the south-east, is a walled Garden of Remembrance designed by the Borough Architect and Surveyor, R Phillips, and opened in 1929. An arcaded temple is flanked by pergolas, with a memorial cairn in front.
- 4.8 To the west of the walled gardens is an area of open parkland, crossed by a double avenue extending north-west from the centre of the west wall of the gardens. The avenue now consists of lime trees, which were planted in the late C20 along the line of a double elm avenue shown on mid C18 plans. The north-east quarter of the park is occupied by a number of tennis courts and two bowling greens (on the northern boundary of the park), which were laid out from the early C20 onwards. To the east of the gardens, the entire eastern side of the park is occupied by a sports ground
- 4.9 The site is also identified as local open space, metropolitan open land, registered park or garden and a site of archaeological interest. Additionally, Broomfield Park has been added to the Heritage at Risk Register.

5. Proposal

- 5.1 Permission is sought for the refurbishment of 9 sports courts involving resurfacing and partial reconstruction of the courts, installation of low level footpath bollard lighting from the pedestrian entrance on Alderman's Hill to the courts and installation of floodlighting.
- 5.2 The proposals include a total of 20 no. 8 metre high fixed columns, with a total of 36no. floodlights (fittings), located around nine existing courts (four per court) combined with the provision of 16 low level illuminated bollards along the northern half of the adjacent footpath. The proposals also include maintenance work to repair and renovate the courts and existing footpaths. The courts would be resurfaced with porous asphalt and porous sub base materials. The footpaths would be resurfaced with tarmac (as existing).

6. Relevant planning history

- 6.1 18/00633/RE4 - Creation of a wetlands area (1500sqm) involving increase in height of bund by 0.8m, restoration of water feature together with associated landscaping to the south east corner of the park – granted with conditions

- 6.2 19/00693/CND - Details submitted pursuant to planning application ref: 18/00633/RE4 in relation to conditions for: Construction Logistic Plan (5), Archaeological WSI (7), Tree Protection Plan (8) Excavation and Spoil Management Plan (10) in relation to the creation of a wetlands area (1500sqm) involving increase in height of bund by 0.8m, restoration of water feature together with associated landscaping to the south east corner of the park - granted

7. Consultation

7.1 Statutory and non-statutory consultees

Internal

- 7.2 Traffic and Transportation – No objections. This proposal is an Enfield Council application based on funding received from Sport England. The proposed footpaths that would be lit are entirely within the park, and therefore although they are maintained by the Council, they do not form part of the public highway and we would have limited scope to comment on these. The sports courts that will be refurbished are positioned well within the park, and are an existing facility, and as such there will be little or no impact on the surrounding highways. As such, we have no substantive comments to make on this proposal and would raise no objections.

- 7.3 Environmental Health - No comments received.

- 7.4 Parks – No objection and are supportive of the proposals .

- 7.5 Tree officer – No objections, subject to conditions.

- 7.6 Conservation officer – Comments that without justification, the courts should be relocated to a less sensitive location or the proposal should involve enhancements to offset any harm. Additionally, there was a preference for retractable or demountable floodlights rather than fixed.

External

- 7.7 Sport England - No comments received, although it is noted that the scheme is supported by Sport England because they provided funding and input regarding the best overall design solution.

Public

- 7.8 Consultation letters were issued to 168 neighbouring and nearby properties . Notice was also displayed locally and advertised in the local paper. No comments were received.

8. Relevant Planning Policies

8.1 London Plan (2016)

- | | |
|-----|--------------------------------------------------|
| 2.2 | London and the wider Metropolitan area |
| 4.6 | Arts, culture, sport and entertainment provision |
| 5.1 | Climate change mitigation |

5.2	Minimising carbon dioxide emissions
5.10	Urban greening
5.13	Sustainable drainage
6.3	Assessing the effects of development on transport capacity
6.10	Walking
6.13	Parking
7.1	Building London's neighbours and communities
7.2	An inclusive environment
7.4	Local character
7.5	Public realm
7.6	Architecture
7.8	Heritage assets and archaeology
7.15	Reducing noise and enhancing soundscape
7.18	Protecting local open space and addressing local deficiency
7.19	Biodiversity and access to nature
7.21	Trees and woodlands
7.24	Blue ribbon network

8.2 Draft London Plan

8.2.1 The Intend to Publish London Plan was published on 9 December 2019. The Secretary of State for Housing, Communities and Local Government has responded and directed that the Plan cannot be published until the Directions he has listed are addressed. He has raised concerns that there were a number of inconsistencies with national policy and missed opportunities to increase housing delivery. Directions relevant to this application include.

8.2.2 In the circumstances, it is only those policies of the Intention to Publish version of the London Plan, that remain unchallenged to which weight can be attributed.

D4 Delivering good design
D5 Inclusive design
D8 Public Realm
G6 Biodiversity and access to nature
G7 Trees and woodlands
SI1 Improving air quality
SI13 Sustainable drainage
T1 Strategic approach to transport
T3 Transport capacity, connectivity and safeguarding
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car Parking

8.3 Development Management Document

DMD16	Provision of New Community Facilities
DMD31	Development Involving Tourism and Visitor Accommodation
DMD37	Achieving High Quality and Design-Led Development
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	New Roads, Access and Servicing
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment

DMD68	Noise
DMD69	Light Pollution
DMD71	Protection and Enhancement of Open Spaces
DMD72	Open Space Provision
DMD76	Wildlife Corridors
DMD77	Green Chains
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping
DMD84	Areas of Special Character

8.4 Core Strategy

CP9	Supporting community cohesion
CP11	Recreation, leisure, culture and arts
CP12	Visitors and Tourism
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP24	The road network
CP26	Public transport
CP25	Pedestrians and cyclists
CP28	Managing flood risk through development
CP29	Flood management infrastructure
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and landscape heritage
CP32	Pollution
CP34	Parks, playing fields and other open spaces
CP36	Biodiversity

8.5 Other Relevant Policy

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2019)

8.6 Other Material Considerations

- Broomfield House Conservation Management Plan (June 2016)

9. **Analysis**

9.1 The main issues for consideration regarding this application are as follows:

- Principle of the Development and Impact on Grade II Listed Broomfield House and Park;
- Neighbouring Amenities;
- Traffic and Transportation;
- Trees;
- Drainage.

Principle of the Development

- 9.2 Broomfield Park comprises a large Grade II registered park which contains the Grade II* listed Broomfield House.
- 9.3 The predominant guidance on development within the setting of heritage assets is contained within the English Heritage document *The Setting of Heritage Assets* (2015). It is largely acknowledged that in large cities views and settings will often evolve more rapidly than elsewhere. Good design of new development within the settings of historic assets is therefore essential if their significance is to be retained or enhanced.
- 9.4 The Broomfield House Conservation Management Plan (June 2016) states that the tennis and netball courts, though popular, are less well sited in the context of the historic park layout, which detracts from the overall legibility and aesthetic value of the Park and understanding of the original Park Landscape design. It identifies that the sports courts (netball, tennis and MUGA) could be relocated together or separately.
- 9.5 Para 190 of the NPPF states that *local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
- 9.6 Further, the NPPF advises that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.7 The applicant has submitted a Heritage Statement together with additional reports to inform this heritage assessment, by identifying the significance and by providing information on options for the refurbishment of the courts. In so doing, regard has been had to the Broomfield House Management Plan (June 2016) wherein, the long term objective is to restore the house and park to a more historically accurate appearance. While the BHMP would encourage relocation of the existing courts, the current grant funding available without which the projects would not be proceeding, is limited and not sufficient to facilitate this. Mindful of the current focus on the restoration of the House and immediate environs, it is considered the restoration of the wider park land setting is a longer term aspiration. The proposed development would not prejudice this long term aspiration

- 9.8 In this context, weight has been given to the benefit being derived from the current facility and how this would be enhanced through the proposed improvements current It is therefore accepted that within current constraints relocation is not an option and that the emphasis should be on securing this public benefit while minimising any harm to the heritage assets.
- 9.9 It must be acknowledged that the courts are existing and already have a presence. Furthermore, any proposed works to maintain the facilities such as resurfacing, strictly on a 'like for like basis would not constitute development. On that basis, the proposed works requiring detailed assessment are the new bollards and floodlighting columns.
- 9.10 The proposed bollards and floodlights would introduce modern lighting facilities to the West Field area of the park and the floodlights, at 8 metres in height, would be relatively tall structures and visible within the wider park setting.
- 9.11 The National Planning Policy Framework (NPPF 2019) states that *the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 9.12 In particular, the NPPF states (Para 195) 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and;*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 9.13 Furthermore, 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, where appropriate, securing its optimum viable use. The significance in this instance is the historic open parkland setting and the desire expressed through the BPMP to effect restoration redolent of its original character. With this in mind, it is considered the proposal would not lead to a total loss of significance. The question is whether any less than substantial harm is outweighed public benefit.
- 9.14 As part of the submission and evaluation of the proposed development, the objective has been to look at ways in which the visual instruction of any . development can be avoided or minimised. The applicant has therefore submitted details of various options for the floodlighting and the implications

of each in terms of their operation including retractable lighting, strip floodlights and demountable columns).

- 9.15 In regard to the retractable option, fully retractable has been dismissed on grounds of cost. Another type provided by Sovereign Sports and The Retractable Lighting Company consist of floodlights mounted directly on to existing fencing or installed to be retracted manually. When they are in the down position the lights sit at approximately the same height as the fence or around half the height of a fully extended column. When extended they reach a height of around 5m – 8m. However, given the intended level of use and the the daily operation, this design solution present management and safety issues. Additionally, ETC Sports Surfaces provide a patented LED tennis court lighting solution, which would involve no structural works. This LED strip lighting is attached to the existing fencing with the intention of providing uniformity of lighting across the court. However, the levels of illumination and uniformity required across three large Netball/Tennis courts given the layout of the courts suggest this would not be an appropriate solution that would meet Sports England requirements, and is therefore also discounted as an option.
- 9.16 The retractable and strip floodlighting systems found throughout the market appear to provide suitable solutions for smaller, regularly managed or private environments, however, Broomfield Park's layout and operational management capabilities does not support the use of these products if the best use of this site is to be made.
- 9.17 The final option relates to a demountable (hinged) option which would be lowered when not in use. The purpose of this type of lighting is primarily to allow for safe and efficient servicing and maintenance only and it is not considered for daily use or erection. The hinged column would be in a permanent upright position, similar to a fixed column, and is not intended to be demounted on a regular basis. The risk of regular demounting is a weakening and possible damage to the column itself and the internal electrical connections. Also, when in the down position, they would be prone to vandalism and damage.
- 9.18 On that basis, it is accepted that the provision of retractable or demountable is not a viable option and the management challenges each options present are recognised. It is also accepted that it is likely given the regularity of use these courts would be used that they would be left in the upright positions more often than not.
- 9.19 As a result, this leaves the fixed column solution which forms the current proposal. These comprise 20no. 8-metre high columns, with a total of 36no. floodlights (fittings), located around the nine existing courts. This represents a a corner lit scheme, which has been designed in accordance with Sport England's Design Guidance Note throughout using LTA guidance and minimum/recommended standard levels of illumination. Greater uniformity of lighting levels would generally be achieved by systems using taller columns and/or a larger number of light sources but consideration was also attributed to the erection of 10m or 6m floodlights. However, the 8m floodlights are considered to provide the most viable solution considering design outputs, conformity with Sport England's guidance and operational capabilities especially as the other options would potentially result in more or taller columns.

- 9.20 It is therefore considered that the most appropriate solution would be the insertion of permanent 8-metre-high floodlights to the existing courts. To mitigate their presence, it is noted the columns would be restricted to areas that are already contemporary in character as the hard-courts and tarmac footpaths already exists. The proposed floodlights would not be in permanent use and a condition would be imposed requiring the lights to be off when the courts are not in use. The applicant has confirmed the management system being installed would support this arrangement and in addition, there would be a cut off of 10pm on the use of the courts
- 9.21 With regard to the tests in the NPPF, it is considered that the proposals are the minimum required to bring about an effective refurbishment of these courts and to broaden their use to the local community. On this basis, it is felt the proposals would give rise to less than substantial harm to the significance of the heritage value of Broomfield Park and any perceived adverse effects would be offset by the public benefits provided by the improvements and increased accessibility of the courts. Furthermore, the proposed courts are also entirely reversible changes, and therefore in the long term, should the courts be relocated to a more appropriate location in accordance with the aims and intentions outlined within the Broomfield House Conservation Management Plan, then the floodlights and bollards would also be removed.
- 9.22 In conclusion, it is considered the proposed level of works would not compromise the Grade II listed building and its setting, or cause visual harm to the significance of the existing water features and registered gardens, having regard to policies CP31 of the Core Strategy, DMD44 of the Development Management Document and 7.8 of the London Plan as well as the advice contained within the NPPF and the intentions outlined within the Broomfield House Conservation Management Plan (2016)

Neighbouring Amenity

- 9.23 The proposed works are well embedded within the site and whilst part of the works seeks to erect floodlighting and bollard lighting, it is considered that such works would not have any detrimental impacts on neighbouring amenities in regard to loss of sunlight/daylight or outlook or privacy. The nearest residential properties are those located to the north on Aldermans Hill, which is distance of approximately 90 metres. It is therefore considered that the proposed works would not be detrimental to residential amenities, having regard to policies DMD6, DMD8 and DMD10 of the Development Management Document.
- 9.24 Additionally, Environmental Health has no objections in regard to air quality, noise, light or contaminated land, having regard to policies DMD68 of the Development Management Document, CP32 of the Core Strategy and 7.15 of the London Plan.

Traffic Generation, Access and Parking

- 9.25 Although the improvement to the courts would extend their use, it is considered the proposals would have no further impacts on the surrounding highway network in terms of parking and traffic generation.

- 9.26 The existing open space at Broomfield Park provides a valuable community facility and route to residential areas Powys Lane, Broomfield Lane, Aldermans Hill and beyond. The proposed works would not result in the diversion or stopping up of any public rights of way and thus is considered acceptable in regard to pedestrian access.
- 9.27 The proposed works to footpaths that would be lit are entirely within the park, and therefore although they are maintained by the Council, they do not form part of the public highway and we would have limited scope to comment on these. The sports courts that will be refurbished are positioned well within the park, and are an existing facility, and as such there will be little or no impact on the surrounding highways. As such, the proposals are considered acceptable.

Trees

- 9.28 There are a number of trees within the vicinity of the existing tennis courts, and during the determination period an Arboricultural Impact Assessment (AIA) was submitted.
- 9.29 The tree officer has assessed the details and has no objections subject to appropriate conditions pertaining to a detailed Arboricultural Method Statement with a Tree Protection Plan. This would include the routing of the new cable ducts for the flood/bollard lighting and highlight the areas where supervised hand digging would be required within the trees' RPAs. The report would also include an auditable schedule of operations to be supervised by the appointed arboriculturist (hand digging of trenches, careful removal of existing hard surfacing and possible associated root pruning), in accordance with the details outlined within the AIA.

Drainage

- 9.30 Policy DMD61 of the Development Management Document states that a Drainage Strategy would be required for all new developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.
- 9.31 The existing courts are surfaced with asphalt and the proposals would incorporate improvements to existing drainage by resurfacing with porous asphalt on porous sub base materials. This is welcomed and would improve the overall drainage facilities to the courts and wider site as a whole, having regard to Policy DMD61 of the Development Management Document. There is no objection therefore on SuDs grounds

CIL

- 9.32 As the proposals do not result in the creation of any additional floorspace, the proposal is exempt from making a Mayoral or Enfield CIL contribution.

10. Conclusion

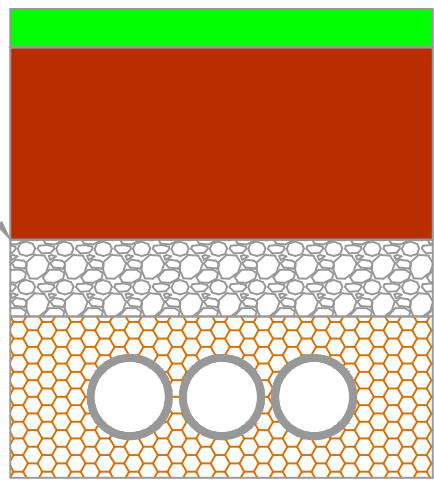
- 10.1 It is considered that the proposed development would give rise to less than substantial harm to the heritage value of Broomfield Park and any perceived adverse effects would be offset by the public benefits provided by the improvements and increased accessibility of the courts. The proposed works would not compromise the Grade II listed building and its setting, or cause

visual harm to the significance of the existing water features and registered gardens, having regard to Policies CP31 of the Core Strategy, DMD44 of the Development Management Document and 7.8 of the London Plan as well as the advice contained within the NPPF and the intentions outlined within the Broomfield Park Conservation Management Plan (2016).

- 10.2 The proposed development would not be detrimental to neighbouring amenity or have an unacceptable impact on highway function and safety.
- 10.3 The proposed development would improve drainage facilities to the existing courts to mitigate and adapt towards sustainable development and climate change.
- 10.4 Subject to appropriate conditions, it is recommended that planning permission is granted.

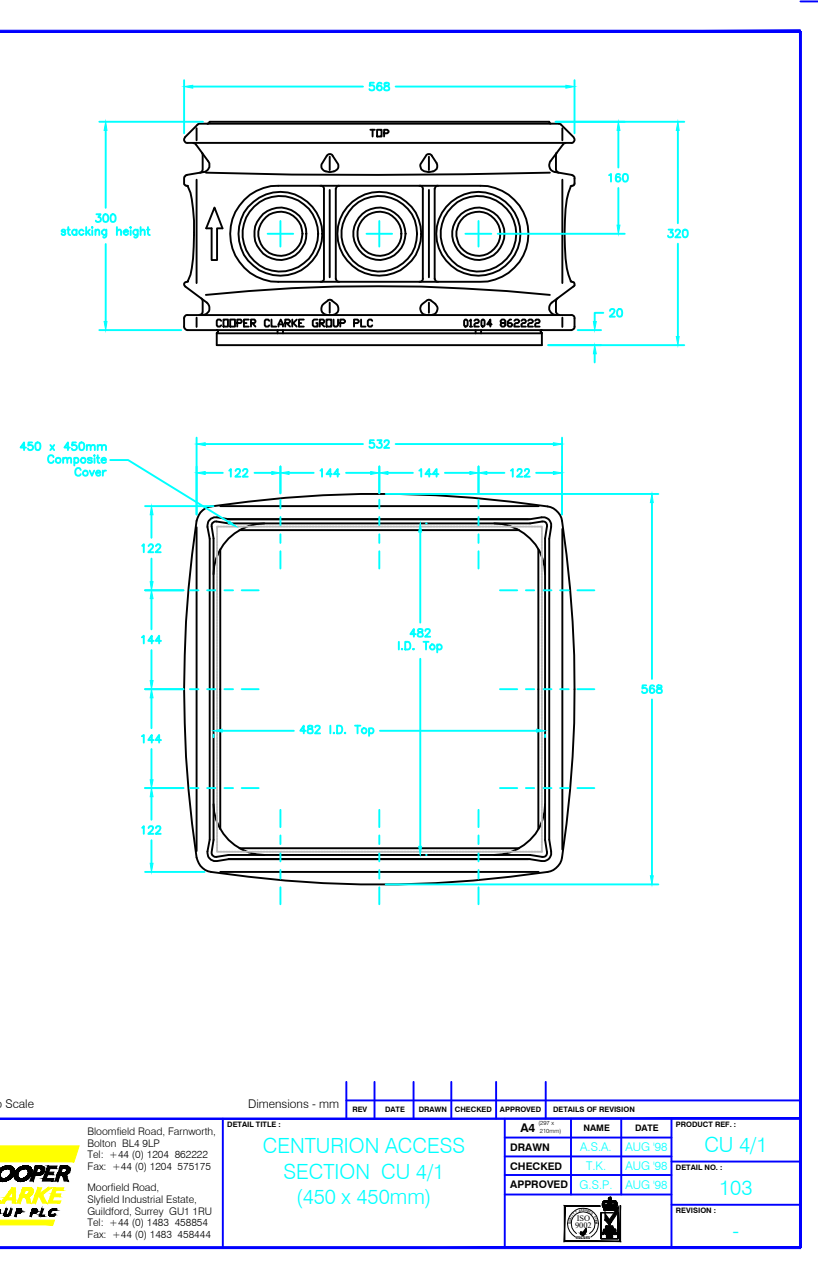
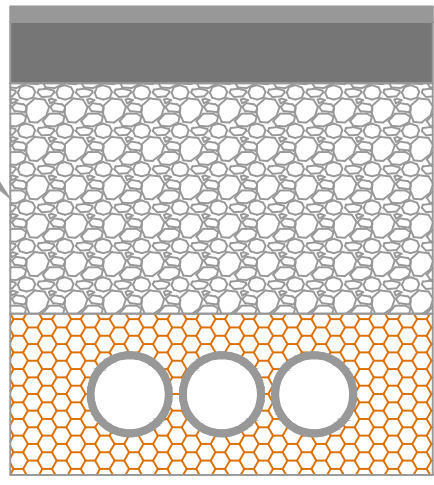
DUCT TRENCH CONSTRUCTION

Grassed Areas -
50mm thick top soil & seed or new turf,
250mm thick class B soil,
100mm thick MOT Type 1,
Type S bed & surround, externally corrugated
twinwall ducts with a smooth internal bore,
conforming to BS EN50086-2-4, 450mm cover.
All ducts to contain draw string.



DUCT TRENCH CONSTRUCTION

Footpath -
20mm thick AC6 surface course,
80mm thick AC20 binder course,
250mm thick MOT Type 1,
Type S bed & surround, externally corrugated
twinwall ducts with a smooth internal bore,
conforming to BS EN50086-2-4, 450mm cover.
All ducts to contain draw string.



3 phase metered electricity
supply cabinet providing
power for bollards and
floodlights - connection to
be carried out by UKPN

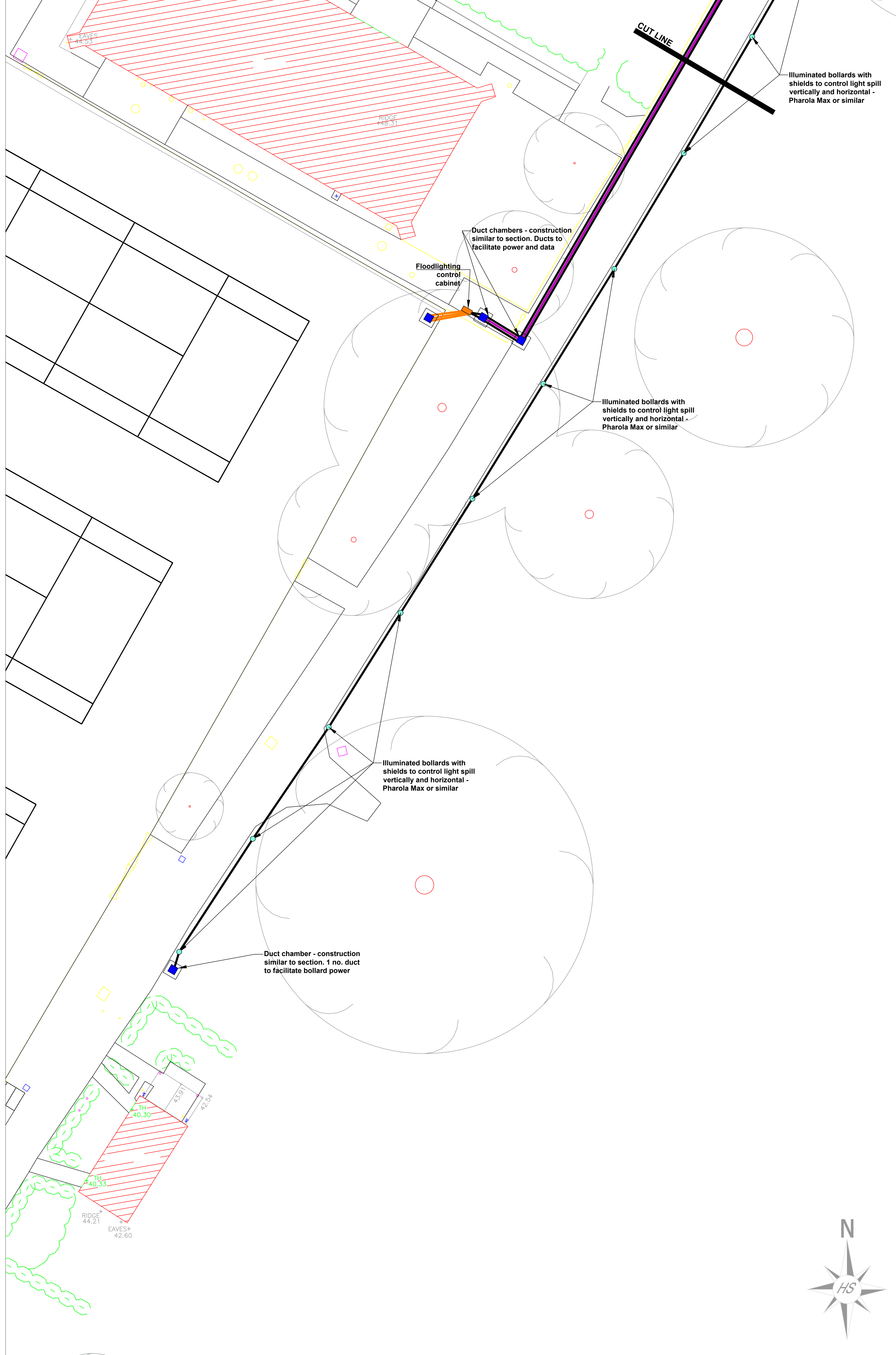
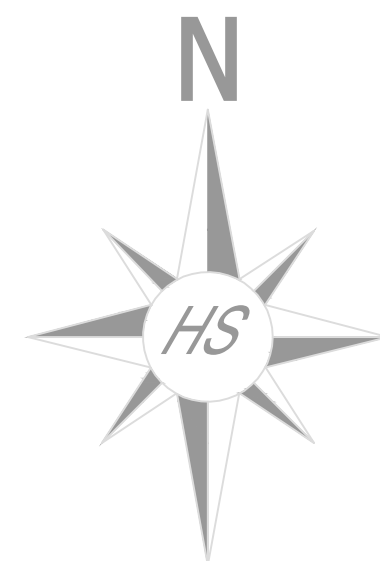
Duct chamber - as per section

Illuminated bollards with
shields to control light spill
vertically and horizontal -
Pharola Max or similar

Illuminated bollards with
shields to control light spill
vertically and horizontal -
Pharola Max or similar

Duct chamber - as per section
with 3 no. ducts to facilitate
power and data

Illuminated bollards with
shields to control light spill
vertically and horizontal -
Pharola Max or similar



Illuminated bollards with
shields to control light spill
vertically and horizontal -
Pharola Max or similar

Illuminated bollards with
shields to control light spill
vertically and horizontal -
Pharola Max or similar

Illuminated bollards with
shields to control light spill
vertically and horizontal -
Pharola Max or similar

Duct chamber - construction
similar to section. 1 no. duct
to facilitate bollard power

Duct chambers - construction
similar to section. Ducts to
facilitate power and data

Floodlighting
control
cabinet

NOTES

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Rev	Revision details

STATUS

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
BROOMFIELD PARK SPORTS COURT IMPROVEMENTS

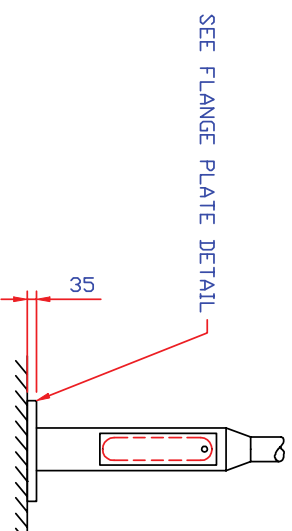
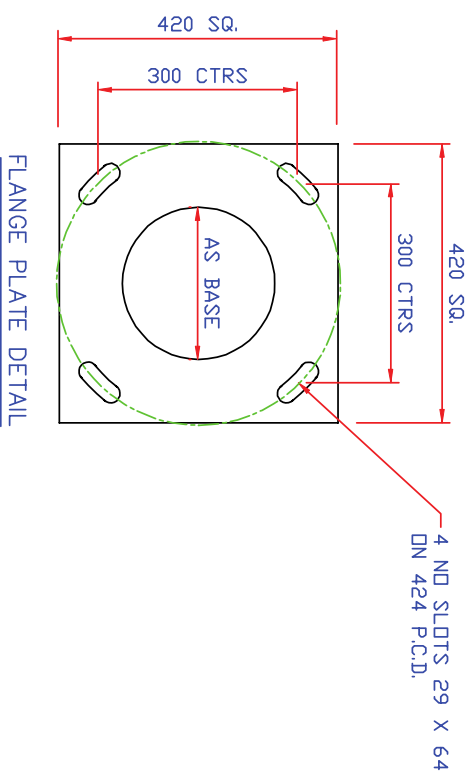
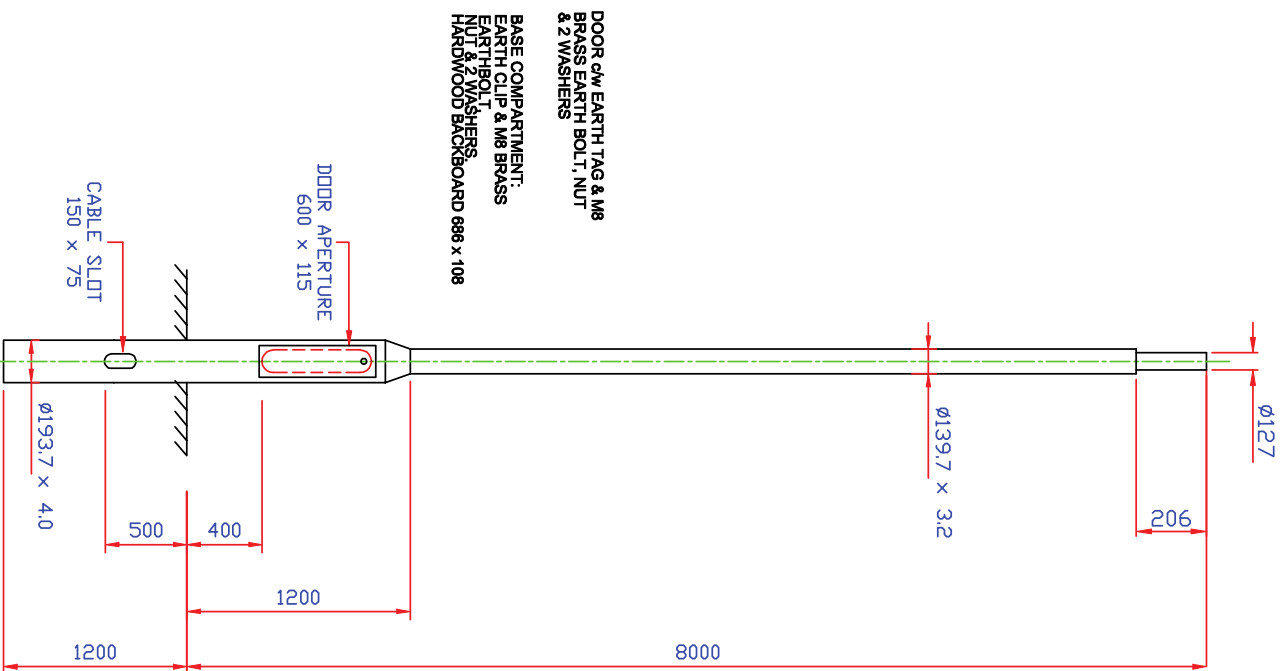
DRAWING TITLE
ELECTRICITY SUPPLY & BOLLARD DESIGN

Enfield Council
52 Civic Centre
Silver Street, Enfield
EN1 3XU
Tel: 020 8379 1000
www.enfield.gov.uk



HIGHWAYS AND TRANSPORTATION
Redevelopment & Environmental Works

DESIGNED:- AC	DRAWN:- AC	DATE: 10/12/2019
SCALE: NTS	PLOT SCALE: 1:1	CHECKED:-
DRAWING NO.	2019/093/100/0005	



Detail of change:	 <p>1988 - 2008 20 YEARS OF Kingfisher LIGHTING</p> <p>KINGFISHER LIGHTING LTD RATCHER WAY GROVEFARM INDUSTRIAL PARK NOTTINGHAMSHIRE NG16 9PS</p>			Title:	8CTH140 Column			
Detail of change:	B Material thickness and grade added 26-07-2011 RH			Drawn:	RJH	Drawing No:	KL 3178	
Detail of change:	A Updated to current spec 30-09-2008 RH			Date:	30/09/2008		Issue:	C
Detail of change:	© ALL RIGHTS RESERVED KINGFISHER LIGHTING LTD 2008			Material:	S355 mild steel			All dimensions in mm (unless otherwise stated)



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KEY:

- FAILING/MISSING KERBS TO BE RENEWED
- PRIORITY COURT MARKINGS
- SECONDARY COURT MARKINGS
- ▲ FLOODLIGHT LOCATIONS

Rev	Revision details

STATUS

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
BROOMFIELD PARK NETBALL COURT IMPROVEMENTS

DRAWING TITLE
GENERAL ARRANGEMENT & PROPOSED SECTION

Enfield Council
52 Civic Centre
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HIGHWAYS AND TRANSPORTATION
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DRAWING NO.:	2019/093/100/0003	

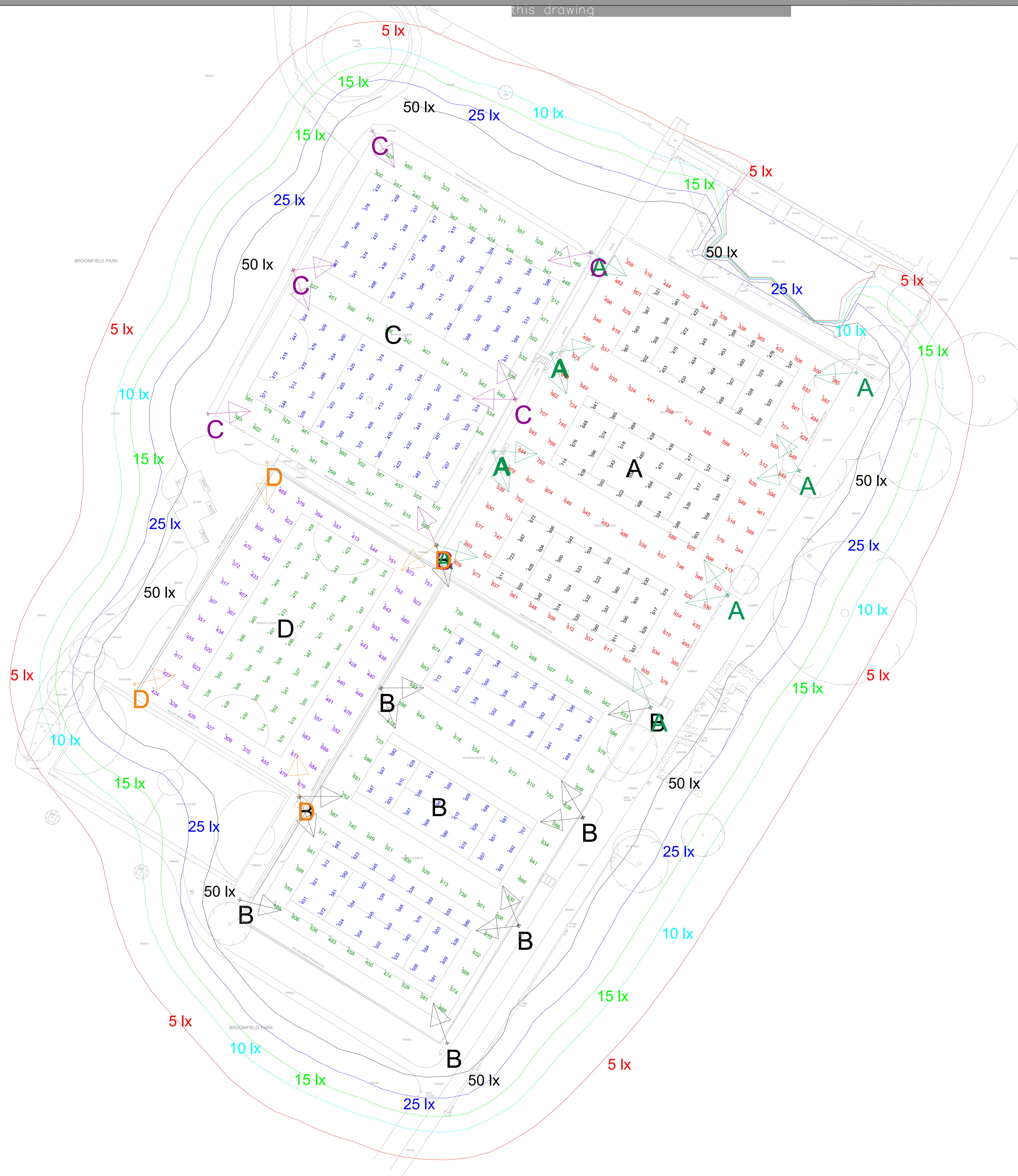
Dimensions are not to be scaled from
this drawing



Kingfisher Lighting

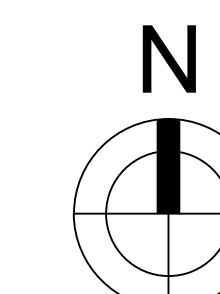
Part of the Luceco PLC group of companies **LUCECO**

Amnis LED



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
ISO	Illuminance	Lux	69.22	988	0	0.00	0.00
Netball C1 PPA	Illuminance	Lux	478.86	631	363	0.76	0.58
Netball C2 PPA	Illuminance	Lux	460.94	614	372	0.81	0.61
Netball Court C TPA	Illuminance	Lux	460.39	719	276	0.60	0.38
Netball Court D TPA	Illuminance	Lux	514.93	923	307	0.60	0.33
Netball D2 PPA	Illuminance	Lux	500.02	676	395	0.79	0.58
Tennis A PPA	Illuminance	Lux	545.11	811	398	0.73	0.49
Tennis A TPA	Illuminance	Lux	567.85	973	338	0.60	0.35
Tennis B PPA	Illuminance	Lux	599.69	712	502	0.84	0.71
Tennis B TPA	Illuminance	Lux	604.11	810	429	0.71	0.53

Luminaire Schedule							Lum. Lumens	UWLR
Symbol	Qty	Label	Arrangement	LLF	Description			
	12	A	SINGLE	0.900	1 x 900w Amnis Flood with NST Optic Mounted @ 8m		118000	0.00
	12	B	SINGLE	0.900	1 x 900w Amnis Flood with NST Optic Mounted @ 8m		118000	0.00
	8	C	SINGLE	0.900	1 x 900w Amnis Flood with NST Optic Mounted @ 8m		118000	0.00
	4	D	SINGLE	0.900	1 x 1350w Amnis Flood with NST Optic Mounted @ 8m		170000	0.00



Broomfield Park – Netball & Tennis Centre

Scale
1: 250 at
A0

Project Number
D38455/TF/C



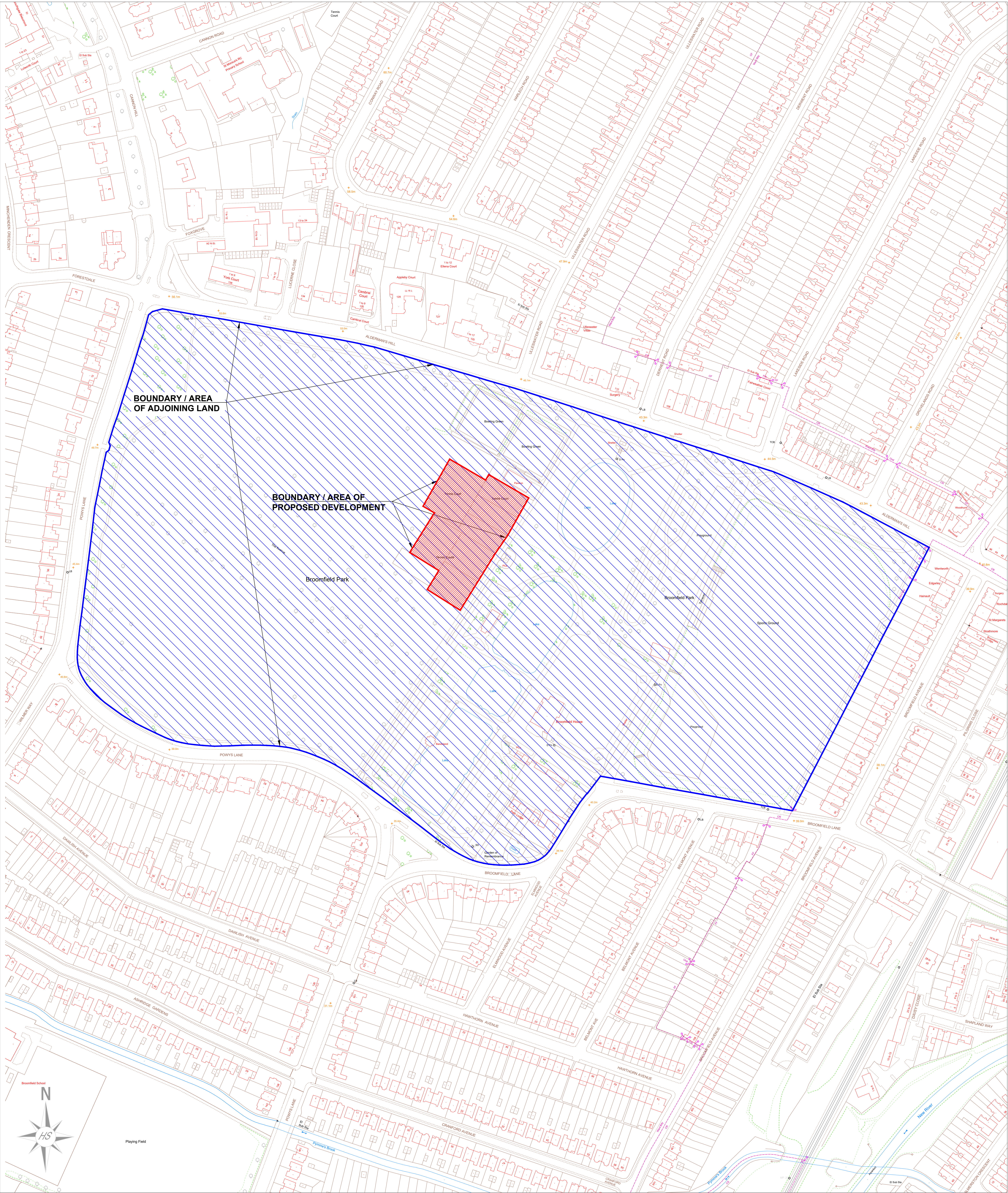
For our LED lighting designs a 0.9mf has been used. If this differs from the maintenance period for this project then you must advise us accordingly

Date
18/12/19

Drawing No.
D38455/TF/C

Lighting Designer : Tom Ford

A lighting applications design service is provided by us in good faith and without charge, relating to Kingfisher products only. As such, whilst every endeavor is made for accuracy from information provided by yourselves, the final responsibility for the suitability of the design lies with the client. The company cannot, therefore, accept any liability or consequential loss incurred.



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A Area of Adjoining Land added 03/01/2020
Rev Revision details

REVISIONS TO THIS DRAWING SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
STATUS

CLIENT
LONDON BOROUGH OF ENFIELD
JOB TITLE
BROOMFIELD PARK N13 4HE SPORTS COURT IMPROVEMENTS
DRAWING TITLE
LOCATION / BLOCK PLAN

Enfield Council
52, Civic Centre
Silver Street, Enfield
EN1 3XV
Tel: 020 8375 1000
www.enfield.gov.uk



HIGHWAYS AND TRANSPORTATION
Redevelopment & Environmental Works

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