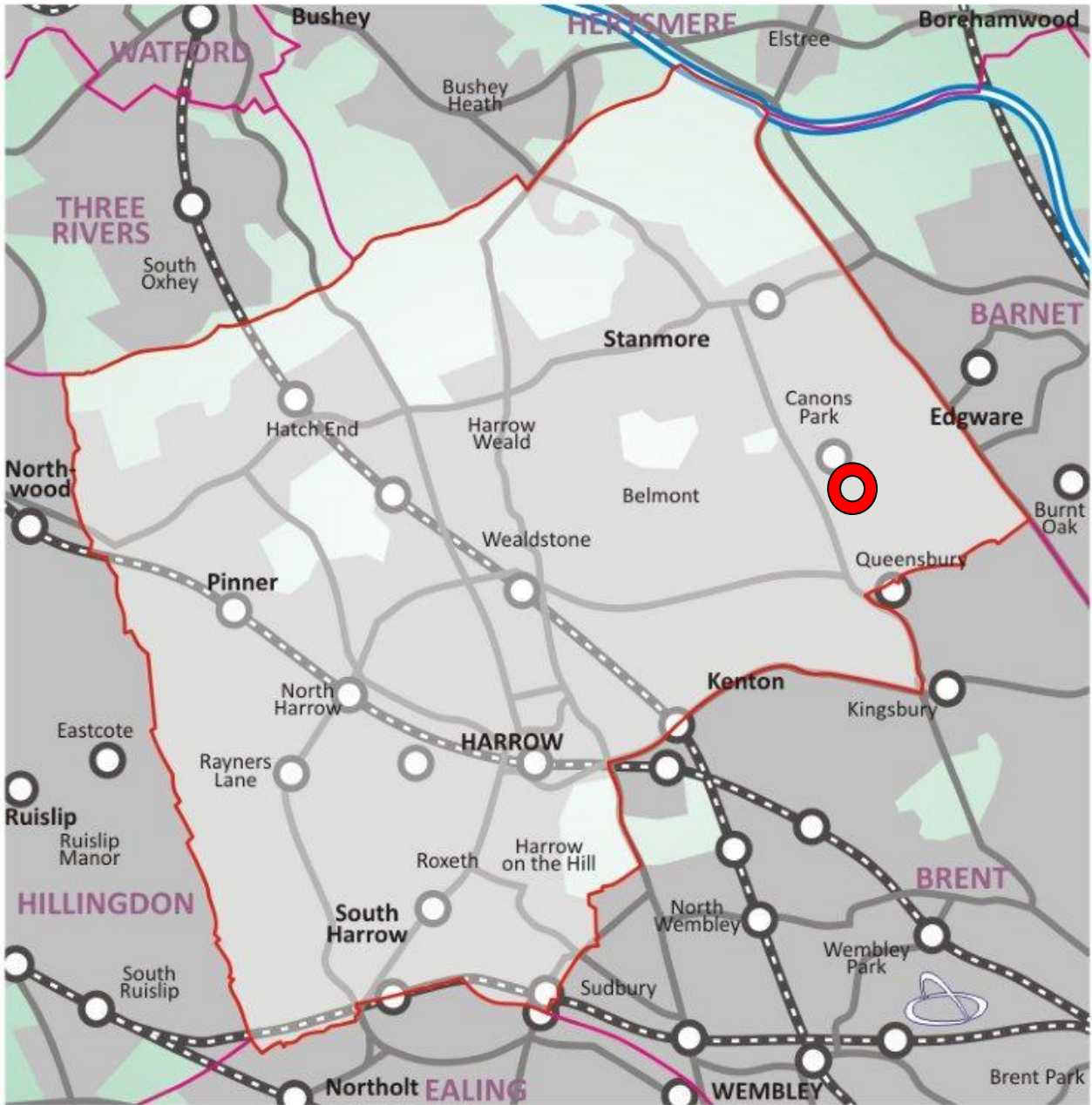
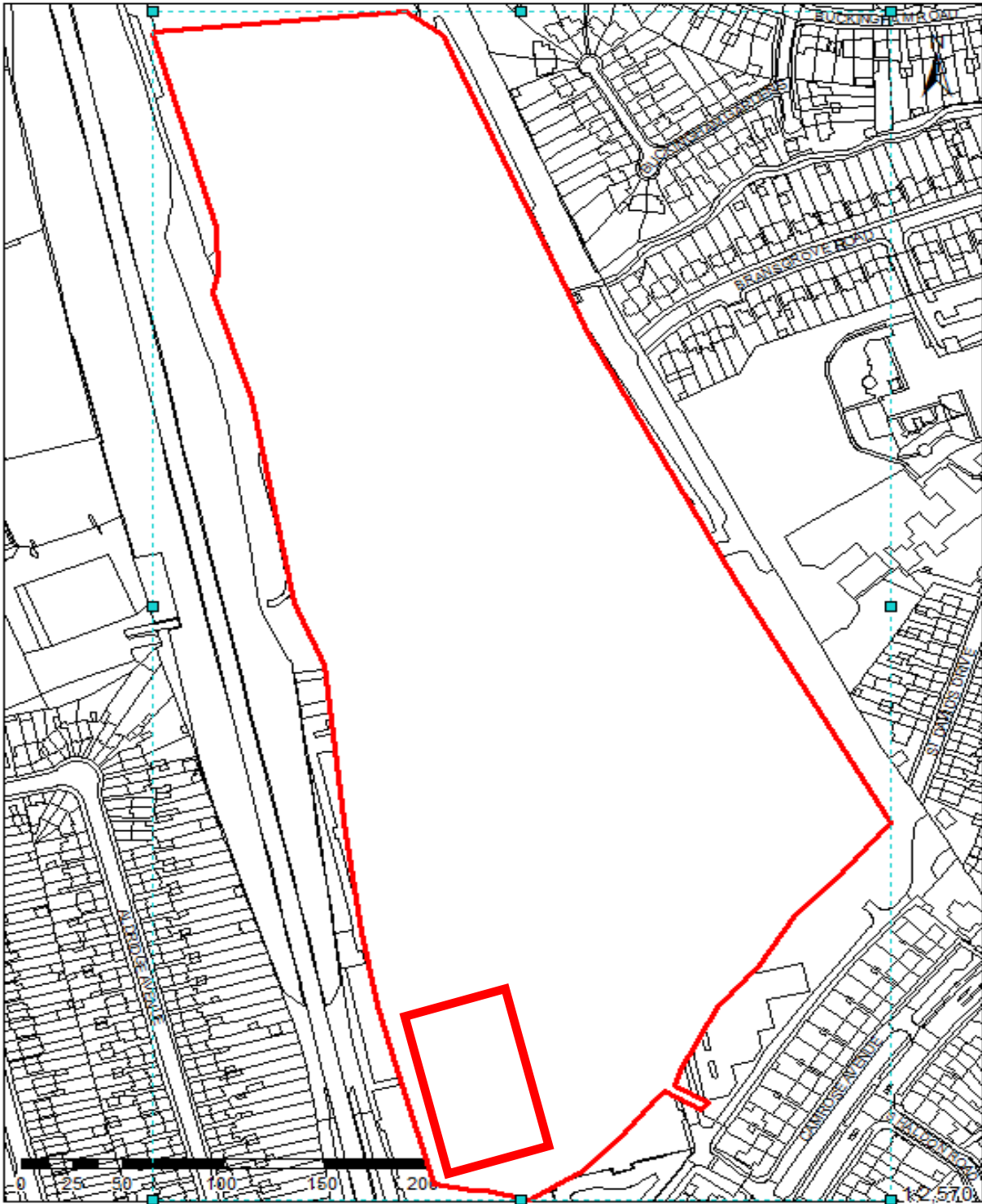


 = application site



<b>The Hive Football Centre, Prince Edwards Playing Fields, Camrose Avenue, Edgware</b>	<b>P/2764/17</b>
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**The Hive Football Centre, Prince Edwards Playing Fields,  
Camrose Avenue, Edgware**

**P/2764/17**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

30<sup>th</sup> May 2018

**APPLICATION NUMBER:** P/2764/17  
**VALIDATE DATE:** 20<sup>TH</sup> OCTOBER 2017  
**LOCATION:** THE HIVE FOOTBALL CENTRE, PRINCE EDWARDS  
PLAYING FIELDS, CAMROSE AVENUE, EDGWARE  
**WARD:** QUEENSBURY  
**POSTCODE:** HA8 6AG  
**APPLICANT:** THE HIVE FOUNDATION  
**AGENT:** INDIGO PLANNING  
**CASE OFFICER:** NIK SMITH  
**EXPIRY DATE:** EXTENSION OF TIME FOR DETERMINATION AGREED  
TO 10<sup>TH</sup> APRIL 2018

### PURPOSE OF REPORT

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal:

*Erection of a new south stand with supporting leisure and hospitality facilities to the rear of the stand, replacement of seating within the east stand with terraces and an increase in the total capacity of the stadium from 5,176 to 8,500.*

### **RECOMMENDATION A**

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) delegate authority to the Divisional Director of Regeneration, Enterprise and Planning to issue the planning permission subject to minor amendments to the conditions (set out in Appendix 1 of this report) and/or the Committee resolutions.

### Planning Obligations

The committee resolutions would cover the following planning obligations:

1. A Full Travel Plan based on the approved Framework Travel Plan including detailed Actions and review controls and a £10,000 monitoring fee the event that attendances at the stadium reach 4,000 three times in any one season
2. A bond of £60,000 to ensure that the Actions set out in the Full Travel Plan are delivered in
3. An On-site Car Parking Scheme to ensure that only those who pre-book car parking spaces visit the site by car including monitoring and review
4. A contribution of £50,000 plus £2,000 maintenance contributions (for three years

subject to review) for the implementation of a match day parking scheme in the local area and/or highways/junction improvements in the event that attendances at the stadium reach 4,000 three times in any one season

## **Recommendation B**

To delegate authority to the Divisional Director of Regeneration, Enterprise and Planning to refuse planning permission in the event that a s106 agreement reflecting the planning obligations set out above is not completed within three months (or an extended period agreed by the Local Planning Authority).

## **REASON FOR THE RECOMMENDATION**

The proposed south stand and ancillary uses, whilst within designated Open Space, would cause no serious harm to the openness of that space because of its siting and relationship with the existing stadium building. It would constitute the type of ancillary development supported in locations like this one. Traffic and parking impacts associated with the proposed increase in capacity could be adequately controlled and mitigated through the use of planning obligations.

## **INFORMATION**

This application is reported to Planning Committee because of its association with application reference P/2763/17.

Statutory Return Type:	Major Development
Council Interest:	None
GLA Community Levy (CIL) Contribution (provisional):	£242,400
Local CIL requirement:	Nil

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application the Council has had regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan (2016) and Draft London Plan (2017) Policy D10 require that development proposals should maximise building resilience and minimise potential physical risks including measures to deter terrorism. Local Plan Policy DM1 of the Harrow Development Management Policies (2013) requires all new

developments to have regard to safety and the measures to reduce crime in the design of development proposal.

These development proposals have been considered in the context of the requirements of those relevant policies. They have not been found to raise issues that are unacceptable or that cannot be managed through the use of planning conditions.

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**  
**BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

**ENVIRONMENTAL IMPACT ASSESSMENT**

Whilst no Screening Opinion from the Local Planning Authority has been sought in respect of the proposed development, it has been considered in the context of the Environmental Impact Assessment Regulations (2017) and found not to constitute EIA development.

**LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

The Site	
Address	The Hive Football Centre, Prince Edwards Playing Fields, Camrose Avenue, Edgware, HA8 6AG
Applicant	The Hive Foundation
Ward	Queensbury
Local Plan allocation	MOS5: Prince Edwards Playing Fields
Conservation Area	n/a
Listed Building	n/a
Setting of Listed Building	n/a
Building of Local Interest	n/a
Tree Preservation Order	n/a
Other	<ul style="list-style-type: none"> <li>• Designated Open Space</li> <li>• RAF Northolt Safeguarding Area</li> <li>• Flood Zones 2 and 3a</li> <li>• Critical Drainage Area</li> <li>• Core Strategy Sub-Area: Kingsbury and Queensbury</li> <li>• Site of Nature Importance</li> <li>• PTAL 2 and 3</li> </ul>

Uses		
Existing Use(s)	Existing Use / Operator	The Hive Football Centre
	Existing Use Class(es) sqm	D2 (Assembly and Leisure)
Proposed Use(s)	Proposed Use / Operator	The Hive Football Centre
	Proposed Use Class(es) sqm	D2 (Assembly and Leisure)

Transportation		
Car parking	No. Existing Car Parking spaces	326
	No. Proposed Car Parking spaces	326
Public Transport	PTAL Rating	2 and 3
	Closest Rail Stations	Canons Park and Queensbury underground stations
	Bus Routes	79, 186 and 340

Parking Controls	Controlled Parking Zone?	CS (Canons Park Station), DA (Donnefield Avenue), TC (Torbridge Close), BG (Buckingham Gardens) and Q4 (Turner Road) within the vicinity of the site
	CPZ Hours	CS: 0800 – 1830 Mon - Sat DA: 0800 – 1830 Mon – Sat TC: 1400 – 1500 Mon - Fri BG: 1400 – 1500 Mon - Fri Q4: 1100 – 1200 and 1500 – 1600 Mon - Fri
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Privately managed

<b>Sustainability / Energy</b>	
Development complies with Part L 2013?	Yes
Renewable Energy Source	Air source heat pumps

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

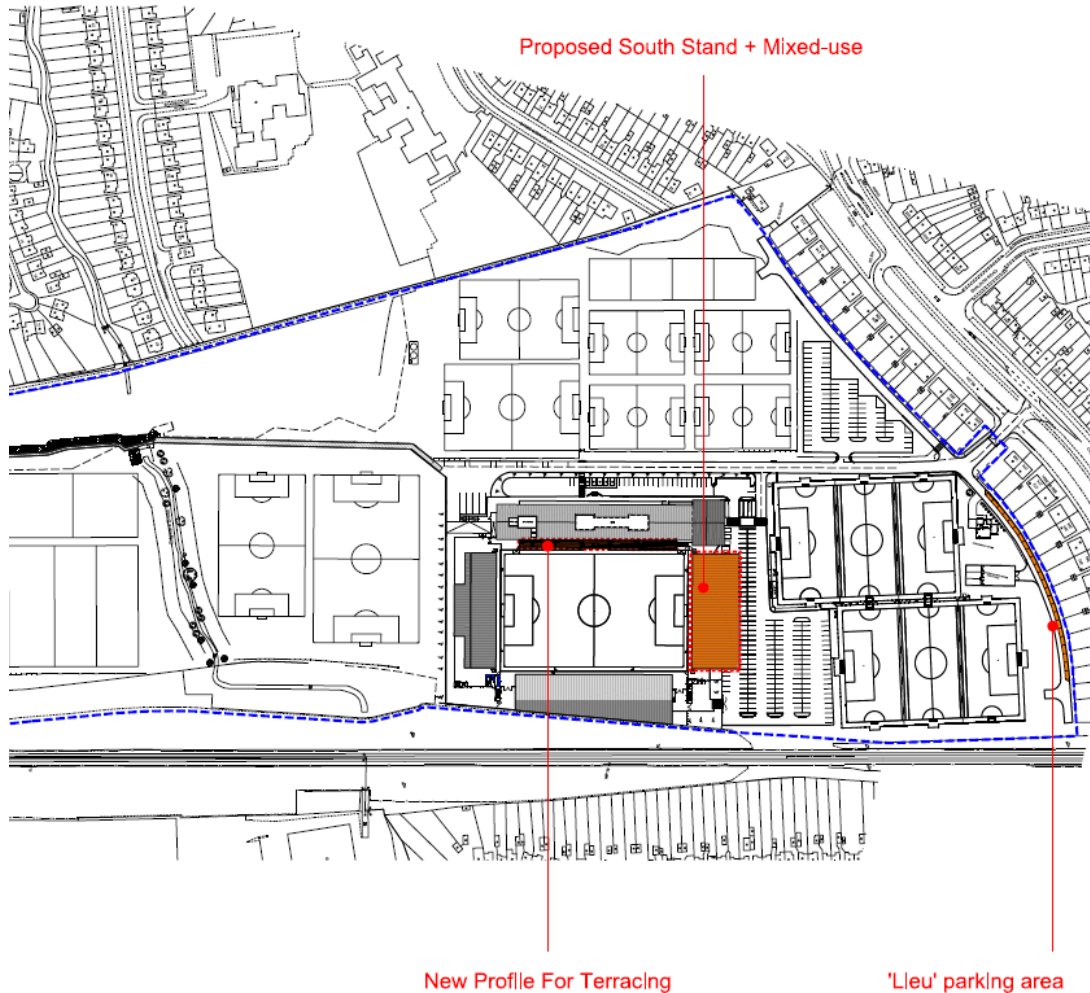
- 1.1 The Hive Football Centre (formerly Prince Edward Playing Fields) comprises former educational sports grounds, designated as Open Space and allocated for Community Outdoor Sports Use. It is now occupied by a football stadium with ancillary facilities and open-air grass and synthetic football pitches. Planning permission has recently been granted for a temporary spectator stand to serve academy pitches at the east of the site. There are two porta cabins at about the mid-point on the east side of a central pathway that runs north to south through the site.
- 1.2 The site is bound by the Jubilee Line railway to the west, with residential properties fronting Aldridge Avenue on the other side of the embankment, residential properties fronting Whitchurch Lane to the north and those on Camrose Avenue to the south. Those properties on Camrose Avenue have gardens that adjoin the site, the majority of which have chain mesh means of enclosure. To the south of those gardens, on the other side of a road is a large bund, which limits views into the site and the existing artificial floodlit pitches beyond it. To the east, the site adjoins residential properties along Buckingham Gardens and St David's Drive and Little Stanmore Nursery, First and Middle Schools.
- 1.3 The section of railway embankment that adjoins the western site boundary is identified as a Site of Nature Conservation Importance.
- 1.4 Levels at the site fall from the north to the Edgware Brook, which crosses the site, and then rises again to Camrose Avenue.
- 1.5 The part of the site adjacent to the Brook is in Flood Zone 3a/3b (including an Environment Agency flood defence bund), with other parts of the site within Flood Zone 2.
- 1.6 The main vehicular access to the site is from Camrose Avenue, with secondary access (pedestrian only) from Whitchurch Lane.
- 1.7 The football stadium at the site is used by Barnet Football Club, a Football League side. A condition attached to a previous planning consent limits attendance on match days to 5,176.
- 1.8 There are 326 car parking spaces at the site space to park ten coaches.
- 1.9 The total area of the site is around 17ha.

### **2.0 THE PROPOSAL**

- 2.1 Full planning permission is sought for:



- The erection of a south stand at the football stadium with ancillary supporting floorspace to the rear (a total of 3,700m<sup>2</sup>). It would be approximately 66m wide, a maximum of 27m deep and up to 17m tall.
- Amendments to the seating in the existing east stand to introduce terraces
- An increase in the consented capacity of the stadium from 5,176 to 8,500 (and increase of 3,324).



### 3.0 RELEVANT PLANNING HISTORY

3.1 A summary of the relevant planning application history for the site is set out in the table below:

Reference	Description	Decision
EAST/148/01/OUT	Outline: football stadium, terraces, stand & clubhouse, floodlights to ground, artificial pitch & tennis courts, health & fitness facilities, parking, vehicular access from Camrose Avenue	Approved: 11 <sup>th</sup> April 2003

P/1087/03/DVA	Variation of condition 13 of planning permission East/148/01/OUT to provide revised parking layout	Approved: 29 <sup>th</sup> July 2003
P/898/03/CDP	Details of design and appearance of building and landscaping pursuant to condition 2 of outline planning perm. East/148/01/OUT for football stadium associated works	Approved: 04 <sup>th</sup> August 2003
P/0002/07	Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking	Approved: 08 <sup>th</sup> April 2008
P/1321/08	Alterations and internal changes to east stand and change of use of part of first floor of east stand from D2 (assembly and leisure) to primary care trust premises	Approved: 06 <sup>th</sup> October 2008
P/1226/09	S.73 application to vary condition 27 (development within the area liable to flood) attached to planning permission P/0002/07	Approved: 25 <sup>th</sup> August 2009
P/2022/09	Variation of condition 18 (external lighting) pursuant to planning permission ref: P/0002/07/CFU dated 8 April 2008 from 'All exterior lighting other than floodlighting shall be extinguished on any day not later than 22:30 hours, except lighting not more than 1m above the finished road or car park level that shall be extinguished not more than 60 minutes after the end of any match or event' to 'All exterior lighting other than floodlighting shall be extinguished on any day not later than 22:30 hours, except lighting not more than 1m above the finished road and car park level that shall be extinguished not more than 60 minutes after the end of any match or event.'	Approved: 06 <sup>th</sup> November 2009

P/2257/09	Variation of condition 17 (floodlighting) pursuant to planning permission ref: P/0002/07/CFU dated 8 April 2008 from 'The floodlighting hereby permitted for playing surfaces shall only be used on any day up to 2200 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 2300 hours' to 'The floodlighting hereby permitted for playing surfaces shall only be used on any day up to 2300 hours, until commencement of use of the playing surface of the main stadium, at which time floodlighting for the main stadium shall only be used on any day up to 2300 hours, and any other floodlighting within the site hereby permitted for playing surfaces shall only be used on any day up to 2230 hours'.	Refused: 29 <sup>th</sup> December 2009
P/2912/09	Variation of condition 17 (floodlighting) of planning permission ref: P/0002/07 dated 8 April 2008 from 'the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.00 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours' to 'the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.30 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours'; variation of condition 18 (external lighting) from 'all exterior lighting other than floodlighting shall be extinguished on any day not later than 22:30 hours, except lighting not more than 1m above the finished road or car park level that shall be	Approved: 15 <sup>th</sup> June 2010

	<p>extinguished not more than 60 minutes after the end of any match or event' to ` exterior lighting other than floodlighting shall be extinguished on any day not later than 23.00 hours except lighting in the main car park which shall be extinguished not later than 23.30 hours. when holding a match or event, lighting not more than 1m above the finished road and car park lighting shall be extinguished not more than 60 minutes after the end of such match or event'</p>	
<p>P/1693/12</p>	<p>Variation of condition 17 (floodlighting) of planning permission ref: P/0002/07 dated 8 April 2008 from `the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.00 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours' to `the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.30 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours'</p> <p>Variation of condition 18 (external lighting) from `all exterior lighting other than floodlighting shall be extinguished on any day not later than 2230 hours, except lighting not more than 1m above the finished road or car park level that shall be extinguished not more than 60 minutes after the end of any match or event' to `exterior lighting other than floodlighting shall be extinguished on any day not later than 23.00 hours except lighting in the main car park which shall be extinguished not later than 23.30 hours. when holding a match</p>	<p>Approved: 10<sup>th</sup> September 2012</p>

	or event, lighting not more than 1m above the finished road and car park lighting shall be extinguished not more than 60 minutes after the end of such match or event'	
P/2807/12	Non-material amendment to add a condition detailing approved plans to planning permission P/0002/07 dated 08/04/2008 for redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking	Approved: 27 <sup>th</sup> November 2012
P/0665/13	Variation of condition 29 (approved plans - added through application P/2807/12) attached to P/0002/07 dated 08/04/2008 for 'Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking' to allow minor amendments to the stadium comprising: Phase 1: internal and external alterations to east stand including additional row of seats; increase in height, depth and capacity of west stand including camera position; reduction in capacity of standing areas; increase in height of floodlights and re-siting of southern floodlights; additional turnstiles, spectator circulation, fencing, food kiosks and toilets; alterations to parking areas. Phase 2: replace north stand with seated stand; reduction in capacity of standing area in southern stand; extension to rear of west stand to provide indoor spectator space (total stadium capacity not to exceed 5176 as previously approved)	Refused: 11 <sup>th</sup> September 2013  Appeal allowed: 19 <sup>th</sup> December 2014
P/4092/14	Single storey side to rear extension	Approved: 23 <sup>rd</sup> March

	to the east stand to create an enlarged medical centre and box office security; provision of two internal chiller units and three internal air conditioning units	2015
P/4096/14	First floor side extension to the east stand to create an enlarged banqueting suite and provision of a new entrance	Approved: 13 <sup>th</sup> April 2015
P/2004/15	Display one internally illuminated free standing sign	Approved: 02 <sup>nd</sup> July 2015
P/2191/15	Variation of condition 1 (drawing numbers) attached to planning permission P/0665/13 allowed on appeal reference APP/M5450/A/14/2215248 dated 19/12/2014 to allow for a larger North Stand and associated facilities than that approved by the original consent for an enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking. Phase 1 involves internal and external alterations to the East Stand including an additional row of seats, an increase in the height, depth and capacity of the West Stand, including camera position, reduction in capacity of standing areas, increase in the height of floodlights, additional turnstiles, spectator circulation, fencing, food kiosks and toilets and alterations to the parking areas. Phase 2 involves the replacement of the North Stand with a seated stand, reduction in the capacity of the standing area in the South Stand and an extension to the rear of the West Stand to provide indoor spectator space	Approved: 20 <sup>th</sup> July 2015
P/3255/16	Erection of temporary spectator	Appeal allowed: 23 <sup>rd</sup>

	stand adjacent to the academy pitch (training area a); footpath to provide pedestrian access to the temporary stand	December 2016
P/5204/16	Variation of condition 1 (drawing numbers) attached to planning application P/0665/13 allowed on appeal under reference APP/M5450/A/14/2215248 dated 19/12/2014 to allow for a larger North Stand (increased height and depth, and larger bar area) and the provision of a building to facilitate a ticket office and turnstiles. The scheme allowed on appeal was for an enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking. Phase 1 involved internal and external alterations to the East Stand including an additional row of seats, an increase in the height, depth and capacity of the West Stand, including camera position, reduction in capacity of standing areas, increase in the height of floodlights, additional turnstiles, spectator circulation, fencing, food kiosks and toilets and alterations to the parking areas. Phase 2 involved the replacement of the North Stand with a seated stand, reduction in the capacity of the standing area in the South Stand and an extension to the rear of the West Stand to provide indoor spectator space extension.	Refused: 23 <sup>rd</sup> June 2017  Appeal lodged and decision pending
P/3352/16	Non-material amendment to planning permission reference P/2191/15 dated 17/07/15 to increase the depth of the north stand at ground floor level, increase the height of the north stand and increase the width of the north stand	Refused: 25 <sup>th</sup> August 2016

P/2763/17	Erection Of An Indoor Academy Building With An Indoor 3G Pitch; New 11 A-Side 3G Pitch And Eight Five A-Side Pitches; New Indoor Sports Hall; Permanent Ticket Office And Club Shop; Permanent Academy Spectator Stand And Erection Of W.C. And Snack Shop Portacabins	Decision pending
P/4485/17	Variation of Condition 1 (Approved plans) attached to planning permission P/0665/13 allowed on appeal reference APP/M5450/A/14/2215248 dated 19/12/14 to allow for a larger north stand and associated facilities than approved by the original consent	Decision pending

#### 4.0 **CONSULTATION**

- 4.1 Site Notices were displayed at the Whitchurch Lane and Camrose Avenue entrances to the site on 28th November 2017 and 25th January 2018.
- 4.2 Press Notices were displayed in the Harrow Times and the Harrow Observer on the 9th November 2017.
- 4.3 The application was advertised as a major application and a departure from the Development Plan (at that time, it included development that if approved, would have represented a departure from the development plan).
- 4.4 A total of 2,527 consultation letters were sent to neighbouring properties and Resident's Associations regarding this application.
- 4.5 The overall public consultation period expired on 15th February 2018.

#### Neighbours of the site

Number of letters Sent	2,527
Number of Responses Received	21
Number in Support	0
Number of Objections	21
Number of other Representations (neither objecting or supporting)	0



4.6 Representations received can be summarised as follows:

- The proposed car park extension would result in noise, disturbance, pollution and harm to visual amenity
- The bulk of the south stand would not be appropriate
- The stadium is already very noisy
- Construction would be disruptive
- There would be more buildings at the site and more people using it
- There would be more traffic to and from the site and bigger local parking problems
- The beauty of the field has been taken away
- There could be anti-social behaviour
- There would be road safety concerns
- There would be noise pollution
- The area is at risk of flooding and the development would make that worse
- There would be increased footfall to the site
- There would be light and air pollution
- The site was supposed to be for a training ground
- There is no benefit to the Council
- There is an increased police presence on match-days
- This would be a gross overdevelopment of the site
- The existing pitches make it difficult to enjoy time in the garden
- Too many planning applications are submitted at the site
- The Council should have taken enforcement action previously
- There should not be a football stadium in a residential area
- There would be an impact on house prices
- Infrastructure cannot cope with further expansion at the site
- Local parking is already problematic

4.7 These comments are addressed in the main body of this report (other than where they relate to non-planning matters, like potential impact on house prices). Please note that an extension to the car park is no longer proposed.

4.8 The applicant has provided further information to the Council throughout the application process. These have provided clarification and have not materially increased the scale or the nature of the proposed development. As a result, additional consultation in response to their submission has not been undertaken.

Statutory and Non Statutory Consultees

4.9 The following consultees were written to by the Planning Authority:

- Metropolitan Police
- Sport England
- London Underground
- Natural England
- Ministry of Defence
- Transport for London

- Historic England
- LBH Environmental Health
- LBH Building Control
- LBH Highways
- LBH Biodiversity
- LBH Street Lighting
- LBH Drainage

4.10 A summary of responses received along with the comments are set out in the Table below:

<b>Consultee</b>	<b>Response</b>	<b>Comments</b>
Sport England	No objection	Noted
London Underground	No objection	Noted
TfL	No objection	Noted
Natural England	No comment	Noted
Historic England (Archaeology)	No archaeological requirement	Noted
LBH Highways	No objection subject to planning obligations set out in this report	Noted
LBH Drainage	No objections subject to conditions	Conditions attached
LBH Building Control	No objection	Noted

## **5.0 POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Government has issued the National Planning Policy Framework (2012) (NPPF) which consolidates national planning policy and is a material consideration in the determination of this application. The National Planning Practice Guidance (NPPG) provides clarification on interpretation of the policies contained within the NPPF. A draft Emerging replacement National Planning Policy Framework is currently being consulted upon. The weight that should be attached to it is currently very limited.
- 5.3 The Development Plan is made up of the London Plan (2016) and the Local Development Framework (LDF). The LDF comprises The Harrow Core Strategy (2012), the Harrow and Wealdstone Area Action Plan (2013), the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and Harrow Local Area Map (2013).

- 5.4 The emerging Draft London Plan was published on 29th November 2017. The current Plan still forms part of the Development Plan. The Draft London Plan is a material consideration in planning decisions. It will gain weight as it moves through the process to adoption and the weight given to policies within it is a matter for the decision maker. The Draft London Plan consultation has now closed, with Examination in Public expected in autumn 2018.
- 5.5 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

## **6.0 ASSESSMENT**

- The main issues are:
- Principle of the Development
- Character and Appearance of the Area
- Residential Amenity
- Transport and Parking
- Flood Risk and Drainage
- Accessibility, Inclusive Design and Lifetime Neighbourhoods
- Trees and Biodiversity
- Energy and Sustainability
- Infrastructure and Planning Obligations

### Principle of Development

- 6.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 6.2 The NPPF acknowledges the importance of providing access to communities to new sporting facilities and of protecting open space from harmful development.
- 6.3 Paragraph 73 sets out that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 6.4 London Plan Policy 7.18 (Protecting Open Space and Addressing Deficiency) states that the loss of protected open spaces must be resisted unless equivalent or better-quality provision is made within the local catchment area.

- 6.5 Policy DM18 (Protection of Open Space) of the Development Management Policies states that land identified as open space on the Harrow Policies Map will not be released for development. Proposals for ancillary development on land identified as open space on the Harrow Policies Map will be supported where:
- It is necessary to or would facilitate the proper functioning of the open space;
  - It is ancillary to the use(s) of the open space;
  - It would be appropriate in scale;
  - It would not detract from the open character of the site or surroundings;
  - It would not be detrimental to any other function that the open space performs; and
  - There would be no harm to the quality or proper functioning of the open space as a result of the proposal.
- 6.6 London Plan Policy 3.19 (Sports Facilities) states that development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Where sports facilities developments are proposed on existing open space, they will need to be considered carefully in light of policies on protecting open space.
- 6.7 Policy MOS5 of the Site Allocations Local Plan allocates the site for community outdoor sports use. The commentary to that policy states that this allocation supports such further outdoor sport development as may be required to enable the success of this important community facility.
- 6.8 The site is designated by the Core Strategy is falling within the Kingsbury and Queensbury Sub-Area. Two of the area objectives for that sub-area are to:
- Continue to promote Prince Edward playing fields as a centre of sports excellence; and
  - Maintain community access to sport and recreation facilities and encourage enhancement
- 6.9 Policy DM46 (New Community, Sport and Education Facilities) states that proposals for the provision of new community, sport and educational facilities will be supported where:
- They are located within the community that they are intended to serve;
  - They are safe and located in an area of good public transport accessibility or in town centres;
  - There would be no adverse impact on residential amenity.
- 6.10 It states that new indoor sport development should make provision for community access to the facilities provided.
- 6.11 Policy DM48 (Enhancing Outdoor Sport Facilities) states that proposals that would increase the capacity and quality of outdoor sport facilities, and those that would secure community access to private facilities, will be supported provided that:
- There would be no conflict with Green Belt, Metropolitan Open Land and open space policies;

- The proposal would not be detrimental to any heritage or biodiversity assets within or surrounding the site;
  - There would be no adverse impact on residential amenity or highways safety
- 6.12 Proposals for floodlighting will be supported where it would enhance sport facilities and would not be detrimental to the character of the open land, the amenity of neighbouring occupiers nor harmful to biodiversity.
- 6.13 The site is designated as Open Space and the erection of the south stand structure would result in the loss of an element of that space (albeit hardstanding currently used for parking). Policy DM18 does allow for new development on Open Space providing that it meets relevant criteria.
- 6.14 In this case, a new south stand would facilitate the proper functioning of the Open Space in its use as a football stadium, it would be ancillary to that use, it would be appropriate in scale and would not detract from the open character of the site (it would be viewed in the context of the stadium as a whole which is a substantial structure) would not undermine the other use of the Open Space for community outdoor sport and would not harm the quality or proper functioning of the open space.
- 6.15 As a result, the introduction of the south stand would be acceptable in principle. It is important that the proposed supporting floorspace associated with the stand was ancillary to the use of the site as a football stadium. Otherwise, the development would likely not comply with Policy DM18 and other land planning uses could be raised. As a result, a condition controlling the use of that floorspace is recommended.
- 6.16 The increase in capacity at the stadium to 8,500 would be acceptable in principle, given the use of the site as a football stadium. Other potential implications of that proposed increase are described elsewhere in this report.
- 6.17 The replacement of seating with terracing in the existing east stand does not raise any planning issues (beyond those relating to an increased capacity). The applicant will need to ensure that all other necessary consents are sought relating to this aspect of the proposal.

#### Character and Appearance of the Area

- 6.18 The NPPF states that good quality design is an integral part of sustainable development and that decision takers should always seek high quality design. It states that achieving good design is about creating places, buildings or spaces that work well for everyone, look good, will last well, and adapt to the needs of future generations, with good design responding in a practical and creative way to both the function and identity of a place, putting land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use. The NPPF also says permission should be refused for development of poor design that fails to take the opportunities available for improving the character and

quality of an area and the way it functions. It is proper to seek to promote or reinforce local distinctiveness.

- 6.19 Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concern about incompatibility with an existing townscape, if mitigated by good design.
- 6.20 The degree to which new development reflects and responds to the character and history of its surrounds is a key element of good design as defined within the NPPF. This relationship should be considered throughout the design process, and should inform the positioning, massing, height, and materiality of development proposals. Developing a design solution that works with its surrounding context should not prevent or discourage appropriate innovation.
- 6.21 The London Plan requires all large scale proposals to be of the highest quality design especially in terms of impact on views, the wider and local townscape context and local environmental impact. The achievement of high quality urban design is also highlighted as a key factor in achieving a more attractive and green city.
- 6.22 London Plan Policy 7.4 (Local Character) sets out that buildings should provide a high quality design response to the urban grain, street pattern, natural features, human scale and the historic environment and is supported by Policy 7.6 (Architecture) which seeks to promote high architectural and design quality appropriate to its context.
- 6.23 Policy 7.6 (Architecture) states that buildings and structures should:
- a) be of the highest architectural quality
  - b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
  - c) comprise details and materials that complement, not necessarily replicate, the local architectural character
  - d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
  - e) incorporate best practice in resource management and climate change mitigation and adaptation
  - f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
  - g) be adaptable to different activities and land uses, particularly at ground level
  - h) meet the principles of inclusive design
  - i) optimise the potential of sites
- 6.24 Policy CS1 of the Council's Core Strategy states that all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness.

- 6.25 Policy DM1 states that all development must achieve a high standard of design and layout. Proposals which fail to achieve this, or which are detrimental to local character and appearance will be resisted.
- 6.26 The assessment of the design and layout of proposals will have regard to:
- a) The massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring properties
  - b) The appearance of proposed buildings, including but not limited to architectural inspiration, detailing, roof form, materials and colour, entrances, windows and the discreet accommodation of external services
  - c) The context provided by neighbouring buildings and the local character and pattern of development
  - d) The provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;
  - e) The need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit
  - f) The functionality of the development including but not limited to the convenience and safety of internal circulation, parking and servicing (without dominating the appearance of the development) and the appearance, capacity, convenience, logistics and potential nuisance of arrangements for waste, recycling and composting
  - g) The arrangements for safe, sustainable and inclusive access and movement to and within the site.
- 6.27 The Council's Residential Design Guide SPD (2010) provides further guidance on how developments can achieve good design.
- 6.28 The south stand, although a large structure (and larger than the existing stands at the site) would be broadly proportionate in terms of its scale and design in the context of the stadium as a whole, against which it would be viewed. Materials would be controlled by condition.

#### Residential Amenity

- 6.29 The NPPF sets out as one of its core planning principles at paragraph 17 that planning should always seek to secure a good standard of amenity for existing occupants.
- 6.30 London Plan policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 6.31 Policy DM1 states that proposals that would be detrimental to the privacy and amenity of neighbouring occupiers will be resisted. The assessment of privacy and amenity considerations will have regard to:
- a) The prevailing character of privacy and amenity in the area and the need to make effective use of land;
  - b) The overlooking relationship between windows and outdoor spaces;
  - c) The distances between facing windows to habitable rooms and kitchens

- d) The relationship between buildings and site boundaries
- e) The visual impact of development when viewed from within buildings and outdoor spaces
- f) The adequacy of light and outlook within buildings (habitable rooms and kitchens) and outdoor spaces
- g) The adequacy of the internal layout of buildings in relation to the needs of future occupiers and any impact on neighbouring occupiers
- h) The impact of proposed use and activity upon noise, including hours of operation, vibration, dust, air quality and light pollution
- i) The need to provide a satisfactory quantum and form of amenity space for future occupiers of residential development

6.32 The Council's Residential Design Guide SPD (2010) (at NS17) is a material planning consideration. It states that the size and siting of buildings must avoid unreasonable loss of light to, or overshadowing of, adjoining buildings and spaces. Developments which have an overbearing visual impact will not be acceptable.

6.33 It says that the relationship between buildings is a significant determinant of the amenity enjoyed by residents. The proximity, orientation and size of one building can impact upon the light, outlook and visual environment of occupiers of an adjoining building.

6.34 Policy DM 41(Evening Economy) includes criteria requiring the consideration of impacts of uses proposed upon neighbouring residential occupiers. Policy DM 1 (Achieving a High Standard of Development) requires consideration of the amenity impact of a proposed use/activity in terms noise (including hours of operation), vibration, dust, air quality and light pollution.

6.35 The proposed south stand structure would be no nearer to existing neighbours of the site than existing structures there and so would not be overbearing and would not result in a loss of outlook or daylight or sunlight.

6.36 The application is supported by a Noise Assessment that concludes that owing to the screening effect that would be provided by the introduction of the south stand, an increase in the capacity of the stadium would not increase ambient sound levels at the housing nearest to the site.

6.37 No additional floodlighting is proposed.

#### Transport and Parking

6.38 The NPPF emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use. It says that development proposals should not be refused on transport grounds unless the impacts of a development would be severe.

6.39 London Plan policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel.



- 6.40 Policy DM42 (Parking Standards) prescribes the amount of car parking that should be provided at a site, depending on its use.
- 6.41 A number of local residents have raised concerns relating to existing parking difficulties associated with the use of the site as a football stadium. The Local Highways Authority is aware of these concerns.
- 6.42 In order than an increase in capacity at the stadium can be found acceptable, suitable mitigation measures will need to be in place to control problematic parking on match days. The following mitigation measures would be secured:
- The applicant has submitted a comprehensive Framework Travel Plan. A planning obligation would secure a Full Travel Plan for approval by the Council. This would secure a range of measures to promote visits to the site by means other than the private car. In the event that 4,000 or more people attended the site (less than for which planning permission currently exists) on three or more occasions in any one season, a financial bond would be secured. This could be used by the Council to implement Travel Plan measures themselves in the event that those prescribed in the approved Travel Plan were not satisfactorily being carried out.
  - In the event that 4,000 or more people attended the site (less than for which planning permission currently exists) on three or more occasions in any one season, a financial contribution would be secured. This would be used by the Highways Authority to implement a match day car parking scheme within the local area to prevent problematic car parking on local roads, or for junction improvements to address identified problems.
  - An on-site car parking scheme would be secured. This would ensure that visitors to the site were not arriving at the site to see whether a parking space was available for them. They would need to pre-book a space at the site and then should only drive to the site if they know that one is available for them. This would aim to alleviate pressure on local roads by reducing the number of car trips to the site.
- 6.43 Together, these measures satisfy the Local Highways Authority that traffic and parking impacts associated with an increase in allowed capacity at the site could be mitigated satisfactorily.
- 6.44 Existing car parking that would be lost as a result of the south stand development (around 20 spaces) would be re-provided elsewhere at the site on existing hardstanding. This would be controlled by condition.

#### Flood Risk and Drainage

- 6.45 London Plan Policy 5.12 (Flood Risk Management) states that development proposals must have regard to measures proposed in Catchment Flood Management Plans. The Environment Agency Thames Catchment Flood Management Plan (2009) focuses on the adaptation of the urban environment to increase resistance and resilience to flood water. This objective informed the preparation of Harrow's Local Plan policies on flood risk management.

- 6.46 Core Strategy Policy CS1 U undertakes to manage development to achieve an overall reduction in flood risk and increased resilience to flood events.
- 6.47 London Plan Policy 5.13 states that development should utilise sustainable urban drainage systems (SUDS) and should aim to achieve greenfield run-off rates.
- 6.48 Policies DM9 (Sustainable Flood Risk Management) and DM10 (On-Site Water Management and Surface Water Attenuation) call for major development to reduce surface water run-off; utilise sustainable drainage systems; ensure adequate arrangements for management and maintenance of on-site infrastructure; use appropriate measures to prevent water pollution; and where appropriate, demonstrate that the proposal would be resistant and resilient to flooding from all sources.
- 6.49 The application is supported by a Flood Risk Assessment. It describes that the Environment Agency Flood Zone mapping and modelled flood data for the Edgware Brook shows that areas at the site are located across all three flood zones. The proposed uses of each area of the site have been assessed against the land uses allowed in each flood zone and have been found to be acceptable. Other forms of flooding been assessed to present risk of flooding to the site and so mitigation measures are proposed to reduce these risks.
- 6.50 Existing drainage systems relating to earlier developments at the site have been approved by the Council and the Environment Agency. The proposed development would not result in flow rates above those previously agreed. Appropriate surface water attenuation storage would be provided at the site and that would be controlled by planning condition.
- 6.51 The Council's Drainage Team is satisfied that subject to planning conditions, the flood risk and drainage implications of the development would be acceptable.

#### Accessibility, Inclusive Design and Lifetime Neighbourhoods

- 6.52 London Plan Policy 7.1 (Lifetime Neighbourhoods) requires development to improve people's access to social and community infrastructure, shops, services, employment opportunities and public transport; contribute to healthy, active lives, social inclusion and cohesion, and people's sense of place, safety and security; and reinforce the character, legibility, permeability and accessibility of the neighbourhood.
- 6.53 Policy DM2 (Achieving Lifetime Neighbourhoods) requires the location, design and layout of development, and any associated improvements to the public realm, transport and other infrastructure, to contribute to the creation of lifetime neighbourhoods. In particular it calls for:
- non-residential development to be located to sustain town centres and local employment opportunities, and to be accessible to all;
  - new residential development to ensure good access to services and facilities, and to provide accessible homes;

- all proposals to be safe and secure in accordance with Secured by Design principles; major proposals to demonstrate how they contribute to lifetime neighbourhoods within and beyond the site boundary;
- improvements to the public realm must achieve an inclusive, legible pedestrian and cycling environment; and
- accessible bus stops and provision of car parking for disabled people;
- major development within town centres to make provision for the comfort and convenience of all users.

6.54 Policy DM1 (Achieving a High Standard of Development) calls for all proposals to achieve a high standard of design and layout and sets out a range of relevant criteria, including (g) arrangements for safe, sustainable and inclusive access and movement to and within the site.

6.55 Policy DM2 (Achieving Lifetime Neighbourhoods) requires the location, design and layout of development, and any associated improvements to the public realm, transport and other infrastructure, to contribute to the creation of lifetime neighbourhoods. This policy is supported by guidance in the Access for All Supplementary Planning Document.

6.56 The site is in an accessible location and provides a useful community facility to supporters of the football club and visitors. The development would need to comply with Building Regulations requirements relating to universal access.

#### Trees, landscaping and Biodiversity

##### *Trees and landscaping*

6.57 London Plan Policy 7.21 (Trees and Woodland) states that existing trees of value should be retained and that, wherever appropriate, additional trees should be planted in new development.

6.58 Policy DM22 Trees and Landscaping requires development proposals to include hard and soft landscaping and calls for retained trees to be protected during construction.

6.59 None of the trees on the site are subject to a Tree Preservation Order (TPOs) or Conservation Area designations. It is not proposed to remove any trees from the site.

6.60 A condition is recommended that would seek to protect existing trees at the site during construction.

6.61 A condition would also secure a landscaping scheme for the site to help mitigate the introduction of substantial built development there.

##### *Biodiversity*

6.62 The NPPF sets out the principles for conserving and enhancing biodiversity, which include resisting development that would:

- cause significant harm that cannot be avoided, mitigated or compensated-for; or
- have an adverse effect on a Site of Special Scientific Interest (SSSI). Opportunities to incorporate biodiversity in and around developments are encouraged.

- 6.63 London Plan Policies 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) call for the provision of green infrastructure on site, including planting, green roofs and green walls.
- 6.64 London Plan Policy 7.19 Biodiversity and Access to Nature echoes the need for development proposals to make a positive contribution to biodiversity, to protect statutory sites, species and habitats, and to help achieve Biodiversity Action Plan targets.
- 6.65 Policy DM20 (Protection of Biodiversity and Access to Nature) makes clear that proposals that would be detrimental to locally important biodiversity or that would increase local deficiencies will be resisted.
- 6.66 Policy DM 21 (Enhancement of biodiversity and access to nature) encourages improvements to biodiversity, including the incorporation of techniques to enhance biodiversity – such as green roofs and green walls.
- 6.67 A condition is recommended that would seek to protect existing biodiversity at the site and to deliver a net-gain in value.

### Energy and Sustainability

- 6.68 Section 10 of the NPPF seeks to promote low carbon and renewable energy, including decentralised energy. This includes requiring local planning authorities to have a positive strategy to delivery low carbon and renewable energy infrastructure and for these matters to be considered as part of any planning application.
- 6.69 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) requires new development to minimise carbon emissions in accordance with the energy hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). The policy sets targets for carbon emission reductions, with a 40% reduction required relative to the 2010 Building Regulations for both residential and non-residential development (this is equivalent to a 35% reduction over the more recent 2013 Building Regulations). The policy outlines the requirements for energy statements and indicates that the carbon reduction targets should be met on-site.
- 6.70 London Plan Policy 5.3 requires that development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. It outlines broad considerations that developments should address, including minimising carbon emissions, avoiding overheating, making the efficient use of resources, minimising pollution and the generation of waste, avoiding the impacts from natural hazards, ensuring developments are

comfortable and secure, using sustainable materials and promoting and protecting biodiversity and green infrastructure. The Policy notes that all aspects of the London Plan contribute to the sustainability of developments.

- 6.71 London Plan Policy 5.7 (Renewable Energy) requires new development to provide a reduction in expected carbon emissions through on-site renewable energy, where feasible. The supporting text to the policy indicates there is a presumption that the reduction achieved through on-site renewable energy will be at least 20%.
- 6.72 Policies CS1 and DM12 (Sustainable Design and Layout) reflect these objectives in local planning policy.
- 6.73 The application is supported by an Energy Statement. It demonstrates that the south stand has been designed to include passive design measures to reduce the demands for energy. Solar gains into the space would be mitigated through the use of translucent polycarbonate cladding. This would allow daylight to penetrate into the space to reducing the need for artificial lighting whilst reducing solar gain and an overheating risk.
- 6.74 There are no existing or proposed district heating networks in the area that the development could connect to.
- 6.75 Air source heat pumps are proposed to provide heating and hot water across the site.
- 6.76 The development would achieve a 39% reduction in carbon emissions when compared to the Part 2LA gas baseline, in accordance with relevant policy expectations.
- 6.77 The application is supported by a Sustainability Statement which describes the sustainability credentials of the development with reference to policy and guidance on resource management, adapting to climate change and greening the city and pollution management.
- 6.78 It concludes that a holistic approach to sustainability has been taken whereby sustainable design principles have been integrated into the scheme from the outset and implemented throughout design and operation stages. This would ensure that the development would minimise any negative environmental impacts associated with energy and resource consumption, waste, noise, air and light pollution. The scheme would promote sustainability principles through the provision of a comfortable and safe development, maximising the use of sustainable design techniques, such as passive design and low environmental impact materials.
- 6.79 The energy and suitability credentials of the development would be acceptable.

#### *Waste and Recycling*

- 6.80 London Plan Policy 5.17(Waste Capacity) requires adequate provision for waste and recycling storage and collection and Policy 5.18 (Construction, Excavation

and Demolition Waste) requires developers to produce Site Waste Management Plans to arrange for the efficient handling of construction, excavation and demolition waste and materials.

- 6.81 London Plan Policy 5.3 (Sustainable Design and Construction) and Policy CS1 X require development to minimise the generation of waste and maximise reuse or recycling.
- 6.82 Policy DM45 states that: all proposals will be required to make on-site provisions for general waste, the separation of recyclable materials and the collection of organic material for composting. The on-site provisions must:
- a) provide satisfactory storage volume to meet the general recycling and organic waste material arising from the site;
  - b) ensure satisfactory access for collectors and, where relevant, collection vehicles; and
  - c) be located and screened to avoid nuisance to occupiers and adverse visual impact.
- 6.83 The Joint West London Waste Local Plan (July 2015) outlines the vision and strategy for managing waste in the West London area until 2031. It identifies the following targets to be achieved by 2020:
- 95% recycling and re-use of construction, demolition and excavation (CD&E) waste and 80% recycling of that was as aggregates;
  - 50% recycling/composting/re-use of municipal solid waste (MSW); and
  - 70% recycling/composting/re-use of commercial and industrial waste.
- 6.84 A condition is recommended to secure a detailed site waste management plan to ensure the above objectives are met and subject to this the proposal would accord with the policies of development plan.

#### Community Infrastructure Levy

- 6.85 On 1st April 2012 the Mayor of London's Community Infrastructure Levy (CIL) came into force and applies to all development except medical and educational uses. In Harrow, the Mayor's CIL is charged at a rate of £35.00 per square metre. It used to help fund the Crossrail infrastructure project. It is calculated that the proposal would generate an estimated liability of £232,400 under the Mayor's CIL.
- 6.86 Harrow adopted its CIL on 16 September 2013 and it applies Borough wide for certain uses of over 100sqm gross internal floor space. The CIL was examined by the Planning Inspectorate and found to be legally compliant. It has been charged from the 1st October 2013. However the CIL does not apply to D2 uses and there is no charge in this case.

#### Planning Obligations

- 6.87 London Plan Policy 8.2 Planning Obligations states that planning obligations should address strategic as well as local priorities and that affordable housing and public transport improvements should be given the highest importance.

- 6.88 Policy CS1 AA requires all development to contribute to the delivery of strategic infrastructure identified in Harrow's Infrastructure Delivery Plan. Policy DM 50 (Planning Obligations) undertakes to seek s.106 planning obligations to secure the provision of infrastructure needed to mitigate site specific impacts of the proposed development.
- 6.89 The Council has published a Planning Obligations Supplementary Planning Document.
- 6.90 The SPD makes it clear that whilst general improvements to transport infrastructure are to be funded by the CIL and other sources, additional works required to accommodate or mitigate the impact of a proposed development should be funded by the developer.
- 6.91 Planning obligations necessary to bring forward this development are identified in the relevant section of this report.

## **7.0 CONCLUSION**

- 7.1 The proposed introduction of a south stand with supporting floorspace would meet the objectives of policies that seek to protect Open Space in that it would provide an ancillary function to the use of the site as a football stadium. No serious harm would be caused by the development to the openness of the site. Whilst no planning issues are raised by introducing terracing instead of seating in the east stand, the applicant will need to secure all necessary consents. Concern by local residents about problematic car parking in the area is acknowledged. The range of measures that would be secured through planning obligations would help to ensure that any impacts of an increase in capacity at the site on the local highways network could be mitigated. All other aspects of the proposal are acceptable.
- 7.2 Planning permission, subject to conditions is recommended.

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **Conditions**

#### 1 Timing

The development hereby approved shall be begun before the expiration of three years from the date of this planning permission.

REASON: To comply with the provisions of section 91 of the Town and Country Planning Act 1990.

#### 2 Approved Plans and Documents

Save where varied by other planning conditions attached to this permission and unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the following approved drawings and documents:

462PL(1)000, 462PL(1)001, 462PL(1)002, 462PL(1)010, 462PL(1)011, 462PL(1)020, 462PL(1)100 rev D, 462PL(1)102 rev D, 462PL(1)104 rev D, 462PL(1)105 rev D, 462PL(1)106, 462PL(1)111 rev D, 462PL(1) 120 rev D, 462PL(1)501 rev A, 462PL(1)502, 462PL(1)503, 462PL(1)511, 462PL(1)521, Travel Plan reference 117682/MSG/180501 dated 11th May 2018, Flood Risk Assessment Addendum dated April 2018, SK2 P1, Storage Calculations, Flood Risk Assessment dated 13th September 2016, Design Development Document dated June 2017, Planning Statement dated June 2017, Transport Assessment reference 117682/LP/170313 rev B dated 13th March 2017, Preliminary Stadium Investigation Report dated 17th October 2017, Ecological Report dated September 2017, Waste Management Plan dated September 2017, Energy Statement reference HS-HYD-00-XX-REP-ME-0001 dated 08th November 2011, Sustainability Statement reference HS-HYD-00-XX-REP-ME-0002 dated 08th November 2017

REASON: For the avoidance of doubt and in the interest of proper planning.

#### 3 Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to



controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 5.21 of the London Plan 2016 and Policy DM 15 of the Harrow Development.

4 Non-Road Mobile Machinery

No development shall commence at the site, including any works of demolition, until details have been submitted and approved in writing by the local planning authority for all Non-Road Mobile Machinery (NRMM) to be used on the development site. All NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development would not result in a deterioration of air quality in accordance with, Local Plan Policies AAP 4 and DM1 and Policy 7.14 of the London Plan (2016) to ensure that suitable vehicles would be used during the construction process, this is a PRE-COMMENCEMENT condition.

5 Construction and Site Waste Management Plan

No development shall commence at the site, including any works of demolition, until a Construction and Site Waste Management Plan, setting out arrangements for the handling of excavation, demolition and construction waste arising from the development, and to make provision for the recovery and re-use of salvaged materials wherever possible, has been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved Plan.

REASON: To ensure that waste management on the site is addressed from construction stage and to promote waste as a resource, in accordance with Policy CS1 X of the Core Strategy (2012). To ensure that measures are agreed and in place to manage and re-use waste arising during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

6 Ecological Mitigation, Enhancement and Management Plan

No development shall commence at the site before an Ecological Mitigation, Enhancement and Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall set out measures to help mitigate the impacts of the development on ecology at the site, secure a net-gain in the biodiversity value of the site and shall secure the long-term

management of those measures. The development shall be carried out in accordance with the approved Plan.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity in accordance Local Plan Policy DM 21. This is a PRE-COMMENCEMENT condition.

## 7 External Materials

Notwithstanding the details shown on the approved drawings, no development shall commence at the site before details of all materials to be used in the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policy DM1 of the Local Plan (2012). This is a PRE-COMMENCEMENT condition.

## 8 Noise – Mechanical Plant

The rating level of noise emitted from any plant, machinery and equipment on the site shall be lower than the existing background level by at least 10 dB(A). Noise levels shall be determined at one metre from the boundary of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS 4142:2014. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which the plant is or may be in operation.

Before any plant is used, measurements of the noise from the plant must be taken and a report / impact assessment demonstrating that the plant (as installed) meets these design requirements, shall be submitted to be approved in writing by the Local Planning Authority.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighboring buildings, in accordance with Local Plan Policy DM1 and Policy 7.6 of the London Plan (2016).

## 9 Levels

Notwithstanding the details shown on the approved drawings, no development shall commence at the site (other than demolition works) until details of the proposed levels of the building(s), road(s) and footpath(s) relative to those at adjoining land and highway(s) to the site, have been submitted to, and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with Policies DM 1 and DM 42 of the Harrow Development Management Policies Local Plan (2013). To ensure that appropriate site levels are agreed before the superstructure commences on site, this condition is a PRE-COMMENCEMENT condition.

10 Tree Protection

No development shall commence at the site before a Tree Protection Plan (TPP) in respect of the existing trees to be retained on the site has been submitted to and approved in writing by the local planning authority.

The TPP shall follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP shall also clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

The development shall be carried out in accordance with the approved Plan.

REASON: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Local Plan Policy DM22 and Policy 7.21 of the London Plan (2016). This is a PRE-COMMENCEMENT condition.

11 Demolition and Construction Logistics and Management Plan

No development shall commence at the site, including any works of demolition, until a Demolition and Construction Logistics Plan has first been submitted to, and agreed in writing by, the local planning authority. The plan shall detail the arrangements for:

- a) detailed timeline for the phases and implementation of the development
- b) The parking of vehicles of site operatives and visitors;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials used in construction the development;
- e) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- f) Wheel washing facilities;
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- h) Measures for the control and reduction of dust;

- i) Measures for the control and reduction of noise and vibration; and

The development shall be carried out in accordance with the approved details.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, in accordance with Local Plan Policies DM1 and DM43 and Policies 7.14 and 7.15 of the London Plan (2016) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016), this condition is a PRE-COMMENCEMENT condition.

12 TfL

No development shall commence at the site before detailed design and method statements relating to all foundations, basements and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) which:

- Provides detail on all structures
- Provides details on the use of tall plant/scaffolding
- Accommodate the location of the existing London Underground structures
- Shows that there would be no opening windows or balconies facing the LU elevation
- Demonstrates access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering LU land
- Demonstrates that there will at no time be any potential security risk to the railway, property or structures
- Accommodates ground movement arising from the construction thereof
- Mitigates the effects of noise and vibration arising from the adjoining operations within the structures

have been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London)

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of the buildings hereby permitted are occupied.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan (2016) and 'Land for Industry and Transport' SPG 2012. This is a PRE-

COMMENCEMENT condition.

13 Sewage

No development shall commence at the site before works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption. This is a PRE-COMMENCEMENT condition.

14 Surface Water Drainage

No development shall be commenced at the site before details of works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework. This is a PRE-COMMENCEMENT CONDITION.

15 Surface Water Attenuation and Storage Works

No development shall commence at the site before details of surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework. This is a PRE-COMMENCEMENT CONDITION.

16 Ancillary Concourse Bar and Hospitality Hours

The ancillary concourse bar and hospitality facilities at the site shall not be used before 0600 or after 2230 on any day unless otherwise agreed beforehand in writing by the Local Planning Authority.

REASON: To protect neighbours of the building from noise and disruption at unsociable hours.

17 Landscaping

Notwithstanding the submitted details, no development shall commence at the site before details of a landscaping scheme for the site, together with a timetable for its implementation and a schedule for its ongoing maintenance has been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved details, timetable and maintenance scheme.

REASON: To help mitigate the impacts of the development on the appearance of the site and the view of the Academy building from neighbouring properties. This is a PRE-COMMENCEMENT condition.

18 Car parking

The approved replacement car parking spaces shall be provided and made available for use within 30 days of the existing car parking spaces at the site being unavailable for the parking of cars.

REASON: To ensure that adequate coach parking is provided at the site.

19 Uses at the site

The approved floorspace in and to the rear of the south stand (3,700m<sup>2</sup>) shall only be used for purposes ancillary to the use of the site as a football stadium and shall be used for no other purpose without planning permission first having been sought and obtained.

REASON: To ensure that the uses operating from the site are appropriate and in the interests of living conditions at neighbouring properties, the safe and free flow of traffic.

20 Capacity

No more than 8,500 people shall attend the stadium at any one time.

Reason: for the avoidance of doubt.

## **Informatives**

### **1 Policies**

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and, or the Harrow Local Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report.

#### **London Plan ( 2016)**

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.19 Sports facilities
- Policy 3.16 Protection and enhancement of social infrastructure
- Policy 4.1 Developing London's economy
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater Infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste self-sufficiency
- Policy 5.17 Waste capacity
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.18 Protecting local open space and addressing local deficiency
- Policy 7.19 Biodiversity and access to nature
- Policy 7.30 London's canals and other rivers and water spaces
- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy
- Policy 8.4 Monitoring and review for London

### **Harrow Core Strategy (February 2012)**

- Core Policy CS1 Overarching Principles
- Core Policy CS9 Kingsbury and Queensbury

### **Harrow Development Management Policies (July 2013)**

- Policy DM 1 Achieving a High Standard of Development
- Policy DM 2 Achieving Lifetime Neighbourhoods
- Policy DM 3 Protected Views and Vistas
- Policy DM 6 Areas of Special Character
- Policy DM 7 Heritage Assets
- Policy DM 9 Managing Flood Risk
- Policy DM 10 On Site Water Management and Surface Water Attenuation
- Policy DM 12 Sustainable Design and Layout
- Policy DM 13 Decentralised Energy Systems
- Policy DM 14 Renewable Energy Technology
- Policy DM 15 Prevention and Remediation of Contaminated Land
- Policy DM18 Protecting Open Space
- Policy DM 19 Provision of New Open Space
- Policy DM 20 Protection of Biodiversity and Access to Nature
- Policy DM 21 Enhancement of Biodiversity and Access to Nature
- Policy DM 22 Trees and Landscaping
- Policy DM 31 Supporting Economic Activity and Development
- Policy DM 41 Evening Economy
- Policy DM 42 Parking Standards
- Policy DM 43 Transport Assessments and Travel Plans
- Policy DM 44 Servicing
- Policy DM 45 Waste Management
- Policy DM 46 New Community, Sport and Education Facilities
- Policy DM 47 Retention of Existing Community, Sport and Education Facilities
- Policy DM48 Enhancing Outdoor Sports Facilities
- Policy DM50 Planning Obligations

### **Harrow Site Allocations Local Plan**

- Policy MOS5 Prince Edward Playing Fields

### **Other Guidance**

#### Mayor of London Guidance

- Social Infrastructure (May 2015)



- Accessible London: Achieving an Inclusive Environment (October 2014)
- Town centres (July 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Character and Context (June 2014)
- Sustainable Design and Construction (April 2014)
- Shaping Neighbourhoods: Play and Informal Recreation (September 2012)
- All London Green Grid (March 2012)
- Planning for Equality and Diversity in London (October 2007)

#### LB Harrow Guidance

- Council's Code of Practice for the Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (February 2016)
- Planning Obligations & Affordable Housing SPD (October 2013)
- Access for All SPD (April 2006)

## 2 INFORMATIVE: MAYORAL CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract an approximate liability payment of **£232,400** of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

You are advised to visit the [planningportal](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

## 3 INFORMATIVE: CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

## 4 INFORMATIVE: THE PARTY WALL ACT

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The

Party Wall etc. Act 1996: Explanatory booklet” is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB.

Please quote Product code: 02 BR 00862 when ordering. Also available for download

from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel:

0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail:

[communities@twoten.com](mailto:communities@twoten.com)

## 5 INFORMATIVE: IMPORTANT: COMPLIANCE WITH PLANNING CONDITIONS

You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

Beginning development in breach of a planning condition will invalidate your planning permission. If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

## 6 INFORMATIVE: PRE APPLICATION ADVICE

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Whilst no pre-application advice was sought by the applicant, the Local Planning Authority worked pro-actively with the applicant to overcome potential obstacles to planning permission being granted.

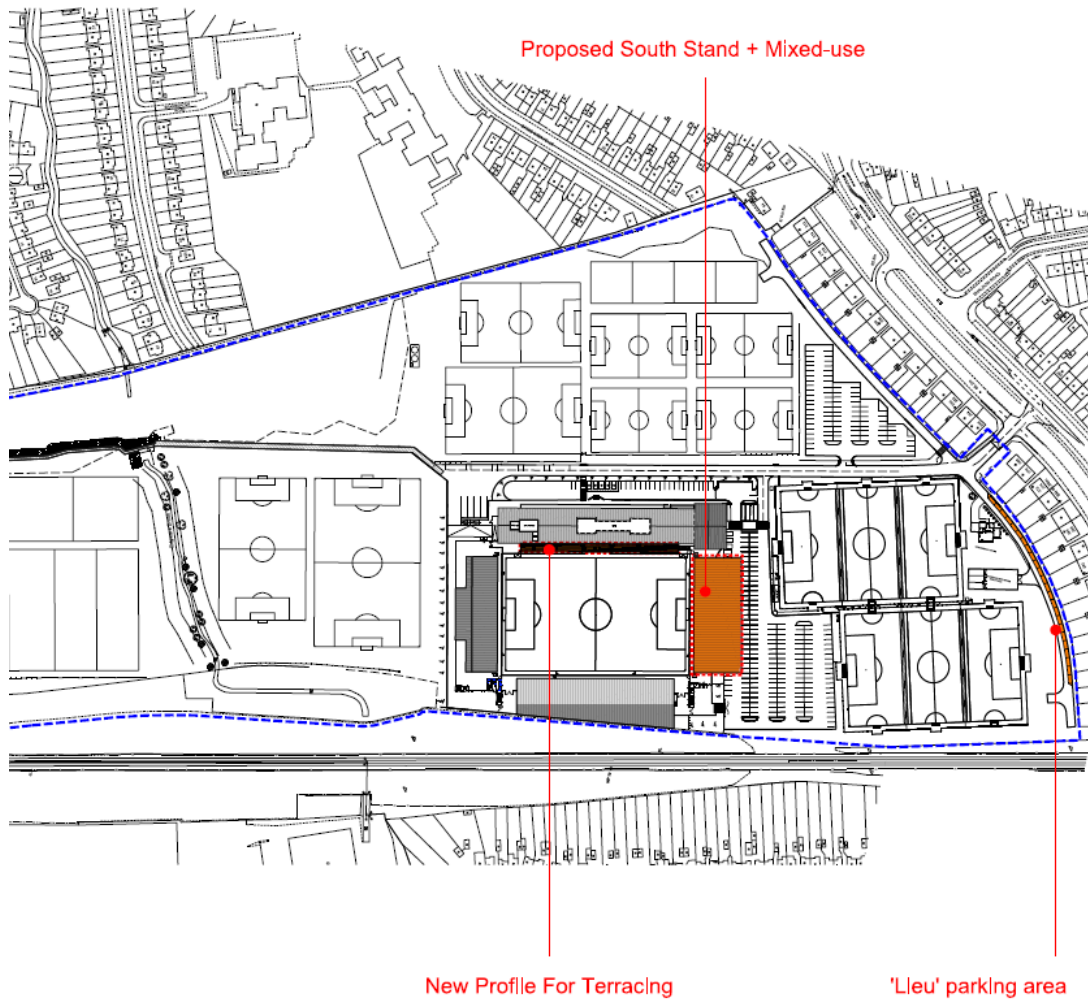
## 7 NORTH STAND

For the avoidance of doubt, this planning permission does not grant consent for any increase in height or scale to the north stand at the site. The approved development has been assessed in the context of the approved, rather than as-built north stand.

## **Approved plans and documents**

462PL(1)000, 462PL(1)001, 462PL(1)002, 462PL(1)010, 462PL(1)011, 462PL(1)020, 462PL(1)100 rev D, 462PL(1)102 rev D, 462PL(1)104 rev D, 462PL(1)105 rev D, 462PL(1)106, 462PL(1)111 rev D, 462PL(1) 120 rev D, 462PL(1)501 rev A, 462PL(1)502, 462PL(1)503, 462PL(1)511, 462PL(1)521, Travel Plan reference 117682/MSG/180501 dated 11<sup>th</sup> May 2018, Flood Risk Assessment Addendum dated April 2018, SK2 P1, Storage Calculations, Floor Document dated June 2017, Planning Statement dated June 2017, Transport Assessment reference 117682/LP/170313 rev B dated 13<sup>th</sup> March 2017, Preliminary Stadium Investigation Report dated 17<sup>th</sup> October 2017, Ecological Report dated September 2017, Waste Management Plan dated September 2017, Energy Statement reference HS-HYD-00-XX-REP-ME-0001 dated 08<sup>th</sup> November 2011, Sustainability Statement reference HS-HYD-00-XX-REP-ME-0002 dated 08<sup>th</sup> November 2017

## APPENDIX 2: SITE PLAN



### **APPENDIX 3: PHOTOGRAPHS**

*View from northern entrance to the site looking towards the football ground*



*Existing north stand*





*Existing north and east stands*



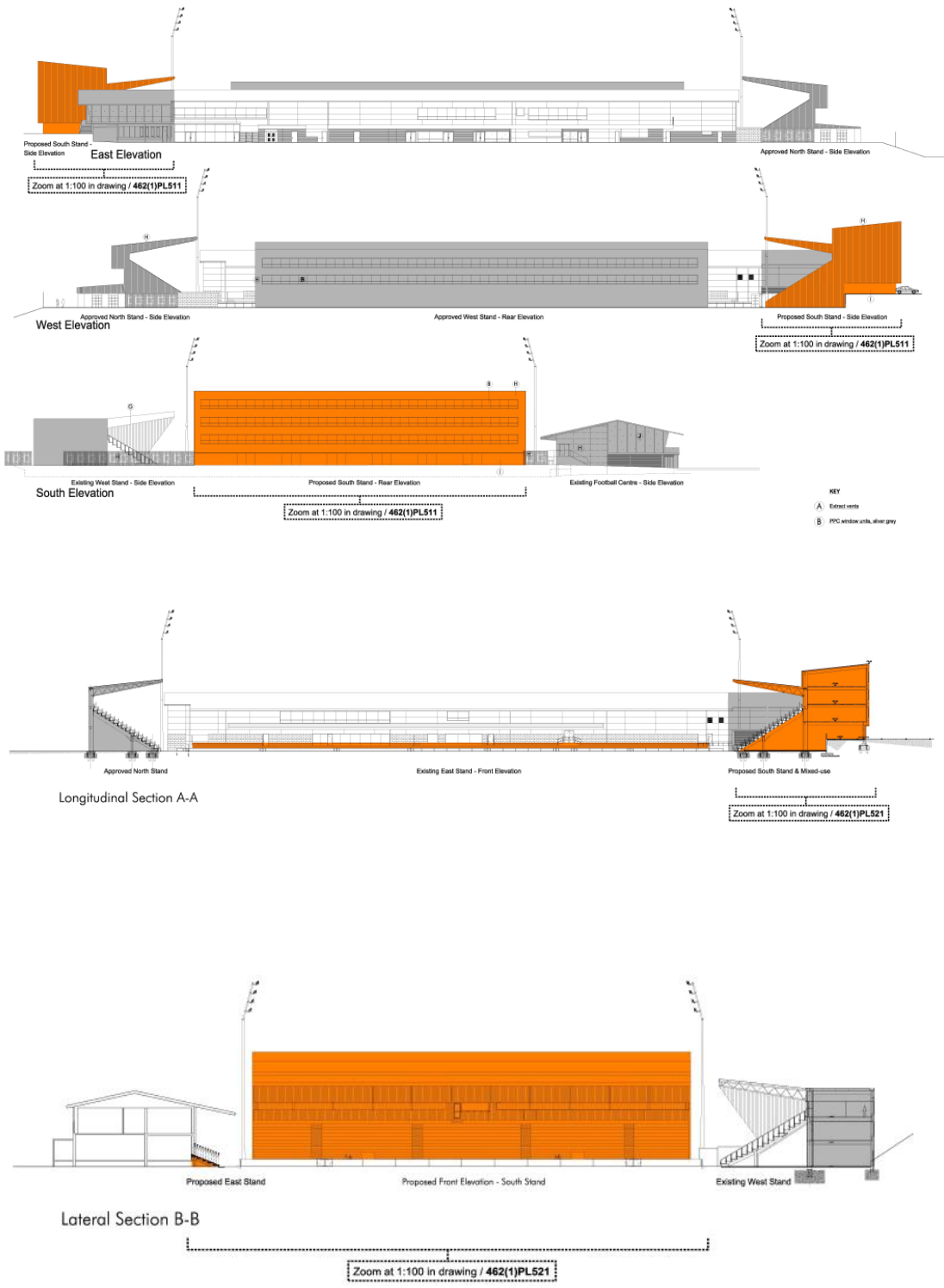
*Replacement car parking spaces*



*View towards south stand location*



# APPENDIX 4: PLANS AND ELEVATIONS





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