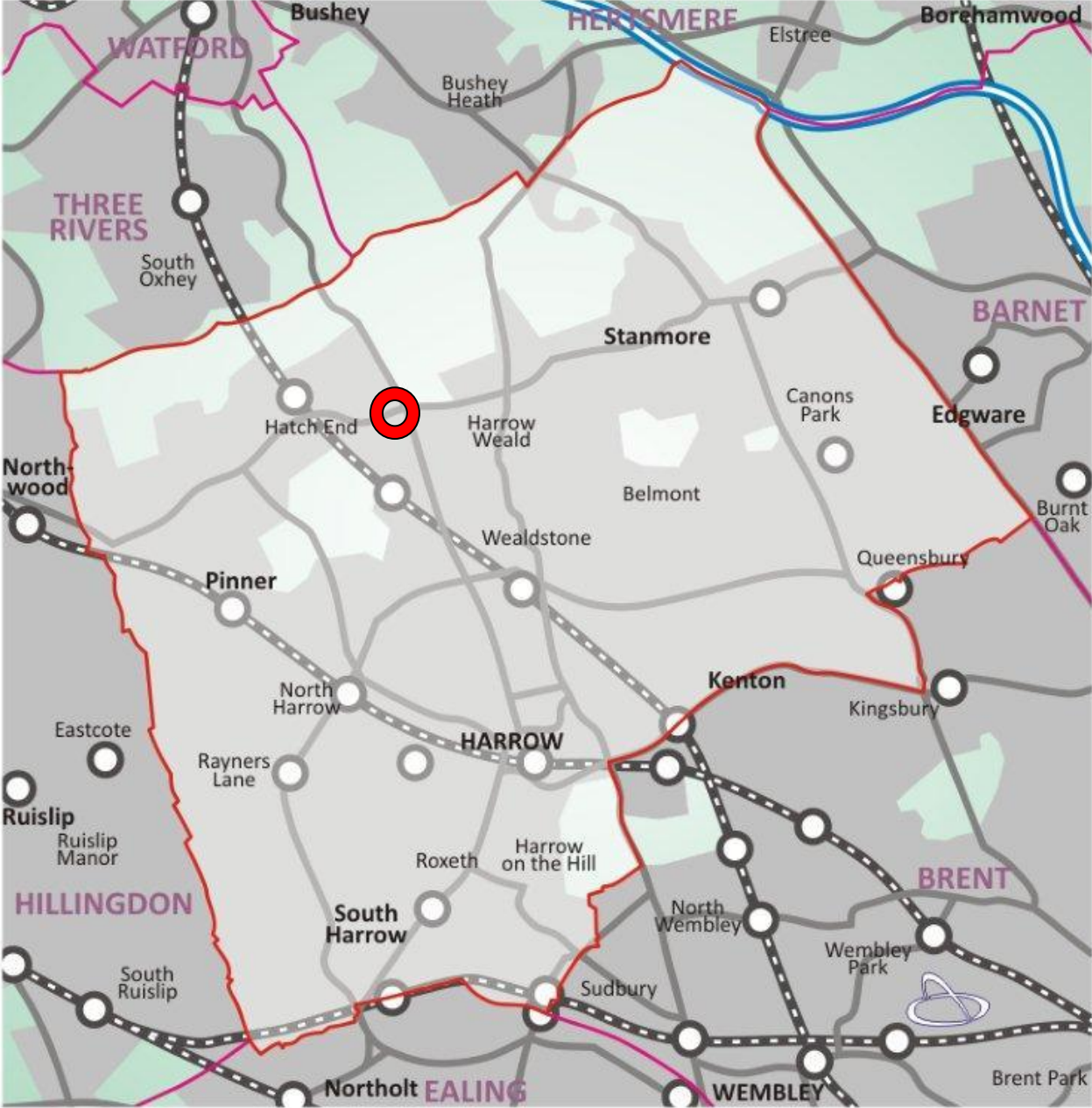


 = application site



Galloping Field, Bannister Sports Centre, Oxhey Lane	P/0672/18
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Roger Bannister Sports Centre, Uxbridge Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th September 2018

APPLICATION NUMBER: P/0672/18
VALIDATE DATE: 27/02/2018
LOCATION: GALLOPING FIELD NEXT TO BANNISTER SPORTS CENTRE, OXHEY LANE, HARROW WEALD
WARD: HARROW WEALD
POSTCODE: HA3 6SW
APPLICANT: MR S SINCLAIR – ADVENTURE ENTERPRISE LTD
AGENT: DOWSETTMAYHEW PLANNING PARTNERSHIP
CASE OFFICER: RAPHAEL ADENEGAN
EXPIRY DATE: 28/09/2018

PURPOSE OF REPORT/PROPOSAL

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.

Creation of an 18 Hole Golf Adventure Experience Facility Including Theme Props and Ancillary Kiosk; Refuse Storage in Car Park Area.

The Planning Committee is asked to:

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Unilateral Undertaking agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Unilateral Undertaking agreement Heads of Terms would cover the following matters:
 - a) Use of the facility for 'Community Benefit' by schools in Harrow (ages 6-13) for as long as the facility is in operation;
 - b) Requirement to submit a Travel / Event Management Plan for approval by the Council prior to first use of the development and the obligation to provide a

- contribution towards the Council's costs of monitoring the implementation of a Travel / Event Management Plan - £5000 and Travel Plan Bond – £5000;
- c) Submission and approval of a landscape and ecological management plan covering a 25 year period, to be implemented in accordance with details approved under Condition 7;
 - d) Paying the Council's legal and professional costs of preparing the Agreement and any other enabling agreements;
 - e) All obligations listed above to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
 - f) Planning permission monitoring fee of £1500.

Loose

RECOMMENDATION B

That if the Unilateral Undertaking Agreement is not completed by 14 January 2019, or as such extended period as may be agreed by the Interim Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer on the grounds that:

The site is within the Green Belt where there is a presumption against inappropriate development. The Council does not consider that very special circumstances have been demonstrated that outweigh the harm caused to the openness and character of the Green Belt and the potential visual and ecological impacts of the scheme have not been fully assessed, as such the proposal is considered contrary to Policies CS1 R of the Core Strategy, DM16, DM17, DM18 and DM21 of the Development Management Policies Document, 7.16 of the London Plan and the NPPF.

REASON FOR THE RECOMMENDATIONS

The proposal seeks the construction of an 18 hole adventure golf course in this open space land of the Bannister Sports Centre to provide a facility with theme props including dinosaurs, a kiosk and areas of hard and soft landscaping. The use will be associated with sports/recreation, which has formed the primary use of the centre. The proposal provides a golf putting operation that would allow the use of the site by families and children. This would enable people who would otherwise not engage in a golfing activity to use this Green Belt for recreational purposes, in accordance with policy 3.19 of the London Plan (2016).

INFORMATION

This application is reported to Planning Committee due to public interest and the Council being the land owner.

Community Infrastructure Levy (CIL)

Due to the nature of the proposal and size of the kiosk building being below 100 square metres, this development would not be subject to the Mayor's CIL or Harrow CIL.

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 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 and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

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
- Draft London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

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	Galloping Field Next to Bannister Sports Centre, Oxhey Lane, Harrow Weald, HA3 6SW
Applicant	Mr Sinclair – Adventure Enterprise Limited
Ward	Harrow Weald
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	None
Other	Green Belt

Transportation		
Car parking	No. Existing Car Parking spaces	60
	No. Proposed Car Parking spaces	50
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	22
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	1b/2
	Closest Rail Station / Distance (m)	Hatch End Station – National Rail Station (1.5km west of the site)
	Bus Routes	Harrow Weald-Harrow-Wembley-Neasden-Brent Cross (182) Located approximately 180m from existing access.
Parking Controls	Controlled Parking Zone?	N/A
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A

Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Purpose built bin storage to rear

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	N/A
Renewable Energy Source / %	N/A

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 This near-triangular shaped site of approximately 0.5 hectares is located on the northern side of the Uxbridge Road, the A410 at the corner of Oxhey Lane just northwest of the roundabout where Oxhey Lane, Uxbridge Road and Courtenay Avenue meet. It serves as a section of an informal space between Bannister Sports Ground and the main Uxbridge Road. Access to the site is via Uxbridge Road. The Roger Bannister Sports Centre is owned by Harrow Council.
- 1.2 The current site is an open space which forms an area of mown grass which often serves as an overspill car parking area during events at the Roger Bannister Sports Centre on ad-hoc basis.
- 1.3 Immediately to the east of the access serving the Sports is the Centre car park. Further to the east is Birch Park, which is residential street of a cluster of detached, semi-detached and terrace properties forming a cul-de-sac. To the north lies the Lodge, a residential single-storey building and the Roger Bannister Sports Ground and Stadium; it abuts to the northwest, agricultural land and other residential properties on Oxhey Lane.
- 1.4 The site is located within a Green Belt and Open Space, Sports and Recreation Site Typologies, Area of Special Advert Control and Area of Special Character as designated within the proposals map to the Local Plan. The National Grid Gas Pipelines pass through the site. There are at least 22 mature (significant) trees along its perimeter, which are by default protected being public trees. The site is relatively flat and the landscape is relatively open in nature with long views to the north.
- 1.5 The area has a Public Transport Accessibly Level (PTAL) of 1b/2 (poor) and the Uxbridge Road is a Strategic Route.
- 1.6 The site is not located in a critical drainage area of Harrow. There are no other constraints on site.

2.0 PROPOSAL

- 2.1 The proposal consists of the construction of an 18 hole Adventure Golf Facility with hard and soft landscaping and theme props (4 moveable dinosaurs are indicated on the plans laid out at key points around the site in order to attract visitors, ranging in height from 2-7 metres). A single-storey kiosk structure is proposed and consists of two converted shipping containers with a thatched roof to a maximum height of 3m, width of 12.2m and a depth of 4.88 metres, with green wall system panel. This structure would be positioned centrally within the site, adjacent to the car-park and at the proposed entrance.

- 2.2 Contouring and soft landscape works are proposed. The site layout seeks to compact the adventure golf's facility area, leaving the remainder of the site open and natural in landscape formation. An 8.5m wide, 20m long pond (water feature) proposed on the site to allow for a soft landscape change between the green corridor and the proposed putting course. The proposed enclosure fencing would be a palisade fence and Beech hedgerow with security screening, which would allow for views through the site. Adventure Golf is underpinned by its theme, therefore without theme props then the attraction would be diminished.
- 2.3 Fifty parking spaces including disabled spaces are proposed to the east of the site which abuts the existing entrance and access to the Spots Centre.

3.0 **RELEVANT PLANNING HISTORY**

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

Ref no.	Description	Status and date of decision
HAR/6445	SITE FOR THE ERECTION OF SCOUT H.1.	REFUSED – 26/6/1952
LBH/7148	ERECTION OF SQUASH AND TENNIS CLUB (OUTLINE).	REFUSED – 4/4/1972
LBH/43257	APPLICATION UNDER REGULATION 4 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976: SINGLE STOREY STORAGE BUILDING.	GRANTED – 27/8/1991
EAST/588/99/LA 3	SIX METRE HIGH SECURITY NETTING.	GRANTED – 17/9/1999
EAST/90/02/FUL	ENLARGEMENT OF ATHLETICS TRACK; RESITING OF FIELD EVENT FACILITIES; REPLACEMENT EX. LIGHTS WITH 15 X 8 METRE HIGH FLOODLIGHT COLUMNS.	GRANTED – 16/4/2002

4.0 CONSULTATION

- 4.1 Nine site notices were displayed on 10th March 2018.
- 4.2 A total of 115 consultation letters were sent to neighbouring properties regarding this application.
- 4.3 A renotification exercise was carried out on 4/6/2018 following changes to the layout.
- 4.4 Six neighbouring boroughs (Barnet, Brent, Ealing, Harrow, Hertsmere and Three Rivers) were also consulted
- 4.3 The overall public consultation period expired on 18 June 2018.

4.4 Adjoining Properties

Number of letters Sent	115
Number of Responses Received	43
Number in Support	1
Number of Objections	42 from 22 individuals
Number of other Representations (neither objecting or supporting)	0

4.5 A summary of the matters of objection raised by surrounding property owners are below and shall be discussed within the body of this report. Notwithstanding, the application has been considered solely on its merit.

Matters of objection:

- i. There is discrepancy between the plans online and the one I have received from Cadent Gas used to make the 'no objection' statement;
- ii. As shown in previous objection comments, the application actually has no "Very Special Circumstances" for granting permission for this Green Belt development. Financial benefit is NOT such a "Very Special Circumstance"; the application must be rejected;
- iii. There are no "Very Special Circumstances" that warrant this loss of open Green Belt field;
- iv. The building exclusion zones of the gas pipeline are not shown on any drawing of the golf course itself.
- v. How tall are the floodlights?;
- vi. There are inaccuracies in the Transport Assessment
- vii. There is a presumption that Bannister overflow will use the golf car park and vice versa. The golf is a stand-alone development;
- viii. The hardstanding of proposed car park and golf course will greatly exacerbate surface water flooding in the area;
- ix. The height of the Dinosaur props at 16x7m high will be alien to the Green Belt and also dangerous distraction to motorists on fast dual carriageway and adjacent roundabout.
- x. The proposal is out of keeping with the local landscape and the natural character of the Green belt;
- xi. The use of artificial palm trees at 4m high are totally out of keeping with the local landscape;
- xii. As per the Unilateral Undertaking, this is very limited offer; very misleading. School use of dinosaur golf is only for pupils age 6 to 13, using it only in the school day as part of their curriculum. "Community groups" is extremely restricted: Defined as children age 6 to 13 in legal care of the Council, not the Community at large;

- xiii. The pipeline passes through the middle of the proposed 18 hole mini golf course and its proposed lake (up to 6ft deep). Digging near or building on, the gas pipeline is not permitted;
- xiv. There will be a much increased flow of traffic into the site. The burden and congestion that the extra traffic would make would be intolerable to the local area and prejudicial to highway safety;
- xv. The site has been used as an occasional overflow car par for the Centre for over 30 years. This is will lost and where would vehicles then park?
- xvi. There will be increase in noise pollution with constant use of the site
- xvii. Adjoining local roads will be clogged as a result
- xviii. We have problems when the Centre is used for footballing event which affects junction of Oxhey Lane and Uxbridge Road;
- xix. There is another dinosaur golf course about 4 miles away;
- xx. Harrow Council has previously prevented use of this field as a car park for the Cedars Club in order to retain the Green Belt open space;
- xxi. The need of the operation to make money is not a planning consideration; it is certainly not a very special circumstance. 3 others exist locally;
- xxii. There are discrepancies in the supporting information by the applicant with regards to use of the application site as overspill car park for the Centre and the connection of the site to the rest of the Sports Centre which is not separate; suggestion that the site has been leased separately from the Sports Centre, and that it is the Sports Centre that is leasing the land even though it is owned by the Council.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken, together with the responses received and officer comments:

Consultee	Summary of Comments	Officer Comments
LBH Biodiversity Officer	<p>There is no actual measure of the biodiversity value of the site in its existing state or of what would be proposed in order to enable us to determine whether net benefit would be achieved.</p> <p>There are measures identified in the PEA report, such as green roofs for the kiosk but these are only sown as 'dried vegetation' on the detailed plans. Similarly, there is no detail in relation to the green walls, the profile of the pond(s), details of planting, species choices, and information about the pond overflow.</p> <p>If approval of this application were to be considered the suggested conditions should be attached.</p>	<p>Noted; the applicant have provided additional information in from of addendum. Notwithstanding, pre-commencement conditions are attached to mitigate biodiversity and ecological concerns</p>

LBH Drainage	We can confirm that the Flood Risk Assessment submitted by the applicant is satisfactory subject to condition	Noted; condition attached.
LBH Highways	<p>In light of the supplementary information provided the design of the proposed Adventure Golf facility at the Bannister Sports Centre site would be considered to have no material impacts upon the operation of the existing site or surrounding highway network. The level of car parking provided is also considered to be appropriate for the intended use and will provide added flexibility for accommodating event day parking activities at the Bannister Sports Centre.</p> <p>Additionally, the proposed development will facilitate the introduction of a bespoke Travel Plan and associated monitoring obligations with the objective of encouraging sustainable travel to and from the site. The Travel Plan will also include an event day management strategy to address existing issues related to the occurrence of over-spill car parking onto surrounding streets during the larger event days, and in so doing providing the opportunity to deliver wider community benefit.</p>	Noted
LBH Highways (Travel Planner)	<p>A Framework Travel Plan was submitted in support of the proposed development however, as per previous conversation between you and Laura, a Full Travel Plan including an Event Day Management had been required, and therefore the submitted Framework Travel Plan has been rejected.</p> <p><i>'It is acknowledged that these extreme parking demands are not the norm and would generally only occur on event days, therefore it is necessary to provide a schedule of events to determine how often this is likely to occur. It would then be possible to attempt to develop a strategy for dealing with event days and present this in a Travel Plan. A full travel plan including an event day management plan is required as part of this application'.</i></p>	Noted; a recommendation for submission of a Travel / Event Management Plan prior to first use of the site has been recommended as part of a Unilateral Undertaking agreement.

<p>LBH Environmental Health</p>	<p>Any additional noise, from all related sources, should be robustly assessed and noise control measures put in place, as necessary, to protect the amenity of neighbouring occupiers.</p> <p>I confirm the recommendation for a noise report and scheme for associated mitigation. Conditions on noise assessment and scheme for mitigation are hereby recommended.</p>	<p>Noted; condition attached.</p>
<p>LBH Landscape Architect</p>	<p>Planting proposals for the boundary with the road, proposing two new plane trees, would be in keeping with the existing belt of plane trees and a native beech hedge. The native hedge however would be more appropriate if it was a mixed native hedge, as recommended in the ecology report. Plant schedule RCo253/ HARROW/ 19-07-18/ Rev 00.</p> <p>The ornamental proposals of bamboos, grasses, castor oil plant would be out of keeping with the native trees and shrubs in the area and alternative proposals would be required. Refer to Development Management Policies, DM 20 Protection of Biodiversity and Access to Nature, DM 21 – Enhancement of Biodiversity and Access to Nature and DM 22 Trees and Landscaping</p> <p>The gas substation is an unattractive feature which would be highly visible from the crazy golf course. The building / fencing elevation that fronts onto the crazy golf course should be screened with planting to soften the views and enhance the biodiversity of the area.</p> <p>It is noted that the ecological report recommends the incorporation of a green or brown roof. Note also that native plants are recommended for the planting including new native mixed hedges, in the proposed development. Green walls are also recommended. The ecology report recommendations should be adhered to rather than the proposal of exotic species.</p>	<p>Noted; applicants have indicated willingness to work with the Landscaping Architect to achieving an acceptable landscaping scheme. Conditions are attached</p>

	The new pond and water features is proposed in the ecology report to enhance the invertebrate species and provide interest for local wildlife with native species, plus bird and bat boxes – page 27. Recommendations are made throughout the ecology report for enhancements, aimed at improving the ecological value of the site.	
LBH Tree Officer	While there are still concerns on the impact of proposed development on the existing trees, the suggested conditions should mitigate against the long term survival of the trees.	Noted; condition attached
LBH Waste Management	No Comments received.	Noted.
LBH Sports & Leisure	No Comments received.	Noted.
Sport England	The proposed development does not fall within either our statutory remit.	Noted
LBH Planning Policy	<p>The proposal, as a use, would result in an outdoor sporting facility. Sporting facilities are considered to be appropriate in principle within Green Belt. A Kiosk is proposed and this would be ancillary to the use of the application site as a mini-golf use. Care would need to be taken that this does not impact on the openness and character of the Green Belt Land. With regard to the use of Dinosaurs, these would not be buildings. The supporting information states that these are movable and as such any impact of these would not be irreversible.</p> <p>In principle, Policy does not object to the proposed development in line with Green Belt policy of the NPPF; Policy 7.16 of the London Plan (2016) and Policy G2 and local level, policies DM 16 & DM17 which seek to protect Green Belt from inappropriate development, with criteria for assessing planning applications.</p>	Noted.
British Gas (Cadent Gas)	Cadent Gas have no objection to the planning application for new golf course at Roger Bannister Sports Centre as the gas pipelines in the vicinity will not be affected.	Noted
DCLG	No Comments received.	Noted.
Hatch End	No Comments received.	Noted.

Association		
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5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- **Principle of the Development and Character of the Area:** whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; its effect on openness; the impact on the Green Belt’s appearance and character; and would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations and, if so, would these amount to the very special circumstances required to justify the proposal.

- **Landscaping and Trees:** the proposal's impact on the biodiversity and ecology of the area
- **Neighbouring Residents:** the impact of the development on the living conditions of nearby residential occupiers as a result of noise and disturbance;
- **Design & Visual Impact**
- **Traffic, Parking pedestrian safety, and free flow of traffic:** the effect on highway and pedestrian safety, and the free flow of traffic; and
- **Other Matters:**
 - Drainage
 - Community Benefits
 - Gas pipeline

6.2 Principle of Development

- 6.2.1 The application site lies within the Green Belt. Policies CS1 (F) of the Harrow Core Strategy 2012, DM16 and DM17 of the Harrow Development Management Policy Document 2013 seek to protect and enhance the Green Belt and Metropolitan Open Land, to maintain its openness, quality and permanence. This is to be achieved by ensuring any development is not inappropriate and meets the purposes of the Green Belt and Metropolitan Open Land. London Plan Policy 7.16 seeks to protect the Green Belt from inappropriate development and notes that this should be refused except in very special circumstances. These policies reflect national policy advice within the Framework
- 6.2.2 Since the submission of this application, a revised National Planning Policy Framework (NPPF) 2018 has come into force. However, the policy on Green Belt has broadly remained the same. The NPPF identifies the fundamental aim of the Green Belt as being to; prevent urban sprawl by keeping land permanently open. This basic aim is served by a number of "purposes", primarily aimed at preventing the coalescence of urban areas through encroachment on the countryside, key to which is the restriction of development except where special circumstances prevail.
- 6.2.3 On balance, Members may consider that whilst it is recognised that the number of structures are an integral part of the concept of adventure golf on the sporting experience of its users these structures may not be considered essential facilities for the provision of outdoor recreation. Members may consider that the scheme is inappropriate within the Green Belt given the level of built development and intervention on the land needed to allow for the use as an adventure golf course.
- 6.2.4 Local planning authorities are required to regard the construction of new buildings as inappropriate in the Green Belt unless they are required for; agriculture or forestry; essential facilities for outdoor sport, outdoor recreation or cemeteries; extension or alteration to existing buildings (providing that the addition is proportionate); replacement of buildings with structures of appropriate dimensions and limited infilling and limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites).

- 6.2.5 Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, but defines some exceptions to this, which includes provision for facilities for outdoor sport and recreation. This proposal including the ancillary kiosk, but possibly excluding the theme props, would generally not involve built development in a form referred to in paragraph 145, it would not fall within the definition of other forms of development which are also not inappropriate in Green Belt as described in paragraph 146. jThe established use of the overall site falls within the broad description of a 'leisure facility' to which the application proposes alterations and, on this basis, there is argument to support the view that the development represents an appropriate exception to the over-arching advice and policies pertaining to the Green Belt.
- 6.2.6 The kiosk, theme props and landscaping would have some impact on the openness of the site. Where development is deemed to be inappropriate, and no exclusions can be applied, development should be refused, unless very special circumstances (VSC) exist to support such development. Paragraph 144 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.2.7 There is no prescribed list of what might constitute VSC. It may be that a single aspect of the proposal may itself be a VSC sufficient to justify development or it may be that a number of circumstances may cumulatively amount to VSC.
- 6.2.8 The starting point in this process is first to establish the nature of the harm caused. This should focus primarily on the fundamental aim of the Green Belt, namely its openness. Any harm caused to this fundamental aim by reason of inappropriate development must be given substantial weight. The greatest impact of the proposal on the openness of the site is likely to be perceived when viewed from outside the site and particularly from the road to the south and residential properties to the east. The appearance and character of the application site would undergo a change from its present unused state. However, the siting and design of the various components of the proposed development have been carefully considered, with the course, dinosaur prop and artificial rock elements now largely confined and compacted in the central area of the site, to existing well-treed areas within a landscaped framework and the car parking area close to Uxbridge Road. Although some of the trees (two) that presently screen the site from Uxbridge Road and Oxhey Lane would be removed, others would remain and would be supplemented by additional planting. Given the distance between the site and the receptors and the size of the kiosk structure and the props, the visual impact of the proposal on the skyline would be minimal. The contouring of the landscaping is not significant and the extent of hard surfacing would be kept to a minimum.

6.2.9 It is therefore considered that the proposal is not inappropriate development in the Green Belt under the provisions of the National Planning Policy Framework. In terms of providing very special circumstances, detailed advice is set out in the case law at *Pehrsson v Secretary of State for the Environment* (1990) in which Lord Donaldson gave the leading Judgement on the matter. To paraphrase, he stated:

“if a proposed development is in a Green belt and is of a nature which is inappropriate, by definition or which would cause demonstrable harm to interests of acknowledged importance. This is not determinative of an application, but it then becomes incumbent on the applicant to show that the advantages of such particular development or the particular circumstances are such as to outweigh this harm to such interest. This is a balancing exercise, since the extent of harm to the Green Belt interest and the extent of the advantage to be derived from the development can both vary from case to case, but in the very unlikely event of equilibrium being reached, the application should be refused.....”

6.2.10 Notwithstanding this, the applicant has indicated the following in respect of the VSC (Very Special Circumstances) that exist at the site to support the need for the development and its impact on the Green Belt and local ecology under the provisions of Policy CS1 of Core Strategy, specifically:

- The dinosaur props and hardstanding underpin the adventure golf concept in order to establish a supporting leisure experience for its users;
- The development is considered modest in scale
- The setting of the development is appropriate, clustered and located toward the entrance of Bannister Sports Ground;
- The individual siting of the theme props are appropriate, and they are dispersed throughout the landscape and some structures capable of relocation;
- The proposal attracts families and young children to a site who typically would not get involved in golfing activity;
- We consider that the use of the site will allow a variety of age group to interact with the Green Belt for open space and leisure and recreation uses;
- The presence of theme props and landscaping would assist with the economic needs of the operation and support the wider functioning of this established leisure operation;
- The landscaping and water feature will improve and aid biodiversity;
- The developer is proposing to allow local schools and community groups free use at certain times during the day and this will be set out in a Unilateral Undertaking. This allows for free community use which will enable those within the community who may not have or be able to afford to use the facility the opportunity to do so.

- 6.2.11 The applicant suggests that the golfing activity could not be achieved without the additional prop theme of dinosaur as proposed. In addition, general support for this type of project as a potential tourist attraction is provided by the Government's Tourism Policy and Visit England's Strategic Framework for Tourism 2010-2020.
- 6.2.12 It is therefore considered that the site is an appropriate location for the proposed works and that very special circumstance exist upon which to grant planning permission within the Green Belt, in accordance with Policies CS1, DM16, DM17 and the NPPF.
- 6.2.13 Essential facilities are defined by core policy CS1 and policies DM16 and DM17 of the Local Plan as being those required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in within the Green Belt designation. In the context of these policies and guidance the proposed use would be regarded as an outdoor recreation use. The use of the land for a form of short golf is therefore considered to be acceptable in principle.
- 6.2.14 In terms of visual amenities, the proposed Adventure Golf element of the scheme would give rise to a series of structures which would be viewed from within and outside the boundaries of the site, against the backdrop of the existing lodge and sports building. The putting green area to the fore of the kiosk is, essentially an artificial landscape which reflects the character of the land use and whilst the proposed structures would represent obvious additions to this landscape, they would not have so significant an impact on the openness of the Green Belt as to have a deleterious effect on the character of the designated area. This is more so as no lighting poles/columns are proposed.

6.3 Landscaping and Trees – Impact on Biodiversity and Ecology

Landscaping and Trees

- 6.3.1 There are no nationally or internationally designated sites of nature conservation importance on the application site or within the zone of influence of the proposed development. The submitted Tree and Arboricultural Report identified 23 individual trees, 22 of which are within the development area whilst the remaining 1 is located just outside of the North and East boundary. 16 trees are of moderate quality and value (Category B). 5 trees are of low quality and value (Category C). 2 trees are not suitable for retention (Category U). Designation of the trees as public trees in the Green Belt are by default protected trees. It is shown in the submitted Proposed Landscaping Plans that two (Cat U) trees are to be lost and that there will not be negative impact on the locality. The report also indicates there is potential for replacement planting, which would be in keeping with the existing location and harmonious with the surrounding area to provide screening from the proposed development.

- 6.3.2 At the initial stage, the Council's Landscaping Architect and Tree Officer raised concern about the level of information provided. In addressing the concern raised, the applicant amended the layout of the course by compacting it in the middle of the site which would reduce the amount of lifting (canopy) of the trees from 4m to 3m. The applicant has provided additional information by way of an addendum to address the concerns raised by officer. And whilst officers still have concern as per the level of information provided thus far relating to accuracy of tree canopy, tree protection and the impact of the development on the landscape and trees, it is considered that the lack of this information at this stage cannot be a justifiable reason for refusal of the proposal in this instance as it can be addressed by pre-commencement condition(s) which would ensure an acceptable landscaping scheme and tree preservation measure for the entire development. This has been recommended.
- 6.3.3 In addition, a no dig approach is to be followed in the development of the site and in particular, in areas close to the existing trees. New trees are proposed to be planted. However, it will be ideal to plant native/indigenous trees to complement those on site rather than the oriental trees, e.g. palm trees as being proposed. The Tree Officer has recommended sets of conditions to be included in the case of an approval. Suitable conditions are attached in this regard. As such, it is considered that the soft landscaping proposed would enhance and not detrimentally affect the nature interest of the area.

Biodiversity and Ecology

- 6.3.4 An ecological survey of the development area has been undertaken. It describes the site to be dominated by highly managed neutral semi-improved grassland which had a short sward height at the time of the survey and was patchy in places. It notes the main species present to be perennial ryegrass (*Lolium perenne*), red fescue (*Festuca rubra*), yarrow (*Achillea millefolium*), greater plantain (*Plantago lanceolata*), dandelion (*Taraxacum agg.*), daisy (*Bellis perennis*), creeping buttercup (*Ranunculus repens*), autumn hawkbit (*Leontodon autumnalis*), herb Robert (*Geranium robertianum*) and white clover (*Trifolium repens*).
- 6.3.5 The same scattered trees were present along the boundaries of the site and included London plane (*Platanus x hispanica*), horse chestnut (*Aesculus hippocastanum*), oak (*Quercus robur*), beech (*Fagus sylvatica*), sycamore (*Acer pseudoplatanus*), hawthorn (*Crataegus monogyna*) and cherry (*Prunus avium*).
- 6.3.6 Along the northern boundary underneath the mature oaks remained a large patch of scrub vegetation, which consisted of bramble (*Rubus fruticosus*), common nettle (*Urtica dioica*) and ivy (*Hedera helix*).
- 6.3.7 On protected species, the survey concludes that the grassland is considered to be too short to provide the cover and foraging opportunities for common reptiles and amphibians. There was no evidence of badgers, such as setts or latrines, on site or within the immediate surroundings.

- 6.3.8 The trees on site did not support any features, such as cracks or crevices, which might support roosting bats. However, one mature oak tree along the northern boundary still has ivy stems covering the trunk and so was considered to have low roosting bat potential. In terms of foraging habitat for bats, the area on site is relatively small in comparison to the habitats and linear features in the surrounding area and the habitats on site as a whole are species-poor.
- 6.3.9 Birds are likely to use the scrub and trees on site for foraging and breeding. A small number of common species were observed on site at the time of the survey including feral pigeon and carrion crow. Droppings were found on site which contained a high level of insect remains, which may be indicative of hedgehogs. It is considered possible that hedgehogs would visit the site for foraging and commuting purposes.
- 6.3.10 Due to a lack of suitable habitat and connectivity, the site is not unsuitable for other protected species such as dormice, great crested newts, otters and water voles.
- 6.3.11 The proposed works would not substantially alter the function and character of the landscape and its usefulness in providing suitable habitats for wildlife, by introducing a permeable base. Given the sympathetic nature of the proposed materials, the proposed works would preserve the ecological interest of the site. The application has been made with an Ecological Survey and Tree Survey, which proposes suitable mitigation measures be introduced to offset the impact of the development, which should be seeking to enhance this section of the Green Belt. It is noted that no lighting is proposed on site, with the site operating in daytime hours only. As such there are no impacts identified from increase in lighting levels. The development seeks to promote nature conservation, through the introduction of native landscaping and small water bodies to encourage habitat species. The western boundary would be reinforced and enhanced with mixed species native understory shrub and tree planting. The application site boundary fencing to the south is to be planted with a mix of native trees and understory shrub planting, which would soften and filter views of the proposed putting course from the adjacent road and car park.
- 6.3.12 Council Biodiversity Officer has not raised any fundamental objection to the proposal but has recommended the inclusion of applicable conditions. A number of mitigation and compensation measures are proposed which could be secured by the imposition of appropriate conditions. These include the need for an ecological management plan to be agreed and implemented. This would help to ensure any newly created habitats become established, are maintained in a favourable condition and are subsequently monitored. Such a plan would include measures to protect breeding birds, nests and eggs, provision of ecological clerk of works supervision to monitor vegetation clearance, an ecological lighting plan in the case of future lighting and details of how enhancement measures would be monitored, managed and maintained.

- 6.3.13 Other suggested conditions would include the provision and implementation of a non-native invasive species eradication plan and the provision of landscaping and tree planting, which would compensate for any vegetation loss and could result in habitat enhancement.
- 6.3.14 Whilst undoubtedly resulting in a change to the nature of this part of this part of the Green Belt site, there would be scope for possible ecological and biodiversity enhancement. Officers are of the view that any significant adverse impact on biodiversity can be avoided.

6.4 Potential Impact on Adjoining Occupiers

- 6.4.1 Policies DM1 of the Development Management Policies Document, and 7.6 of the London Plan are concerned with the impact of the development on the amenity of neighbours. Policy DM1 state among other things that the Council will only approve development that respects current safety, natural light, health, privacy; and freedom from traffic and nuisance, disturbance or visual intrusion in relation to neighbouring land uses.
- 6.4.2 The National Planning Policy Framework (July 2018) defines the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The following paragraphs are relevant within NPPF Section 15 (Conserving and enhancing the natural environment) states the following:
- 6.4.3 Paragraph 170(e) - preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- 6.4.4 Paragraph 180-Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

6.4.5 The applicant has indicated the likely opening hours to be from 09:00 hours each day. As the facility will only operate during daylight hours, the closing time will vary with the seasons. These are:

- 16:00 in January and December
- 17:00 in February and November
- 18:00 in March and October
- 19:00 in April May, June and September
- 20:00 in July and August

6.4.6 Any application will therefore be required to demonstrate that the development would not result in any loss of amenity for neighbouring occupiers and uses. Apart from the visual impact of the works and relationship with the residential properties to the East and North West, the only other consideration is likely to relate to any noise that might arise from the use and features provided on site.

Nearest Noise Sensitive Receptors

6.4.7 To the East of the application site are residential properties at Birch Park. It is estimated that the garden areas are approximately 60m from the proposed adventure golf course and the property facades approximately 74m. The proposed car parking area acts as a buffer area in between the proposed new themed golf course and the existing car parking area for the sports centre

The submitted Noise Assessment shows that the dominant noise is that of passing road traffic from the Uxbridge Road, as well as users of the sports centre arriving and departing on the gravel car park.

Motion Activated Dinosaurs

6.4.8 Large and medium sized dinosaurs move and create a roar. The sound effects and movement are triggered using passive infra-red (PIR) motion detectors which would be located adjacent to walkways around the course. The motion detectors would be tripped as players move past the beams.

The speakers for the roar sound effects are hidden underneath small wooden boxes and are no more than 25cm in height and can be seen in Figure 4 below. The volume and frequency are both controllable by staff inside the kiosk using a master controller. The duration of the sound effect was approximately 12-14 seconds. There are 3 large and 2 small dinosaurs proposed as part of the Harrow site development. Water pump and public address system are also proposed.

6.4.9 There is no doubt that the voices and shouts of those participating in the activity and those narrated above would represent a change from the noise environment associated with golf course use. Nonetheless, this is likely to be intermittent and would be limited through the operational hours of the facility so that there would be unlikely to be activity at times when residents might expect a greater degree of quietude.

- 6.4.10 It is considered that when in leaf the trees within the site would be likely to screen views out towards residential properties from the high dinosaur props and after leaf fall the separation distances from the nearest properties would be sufficient to ensure no undue loss of visual amenity. Whilst the extent of the application site may suggest scope for the high props to have been sited further from residential properties, it is considered that the present proposal would not result in harm to the living conditions of nearby residents nor detract from the visual appearance of this section of the Green belt sufficient to warrant rejection of the proposal on this basis. The Environment Health Officer has not raised any fundamental objection to the proposal and has requested the inclusion of conditions for control of noise from the proposed development.
- 6.4.11 The proposal would not therefore conflict with stated policies which require new development to have considered the impact of noise on surrounding uses according to their sensitivity having regards to respecting the amenity of existing residents.

6.5 Design & Visual Impact

- 6.5.1 The proposal has been altered following concerns raised by officers. The revised scheme is set on a more compact site layout, leaving a larger part of the site open and naturally landscaped. It is considered that the development would respect the character and amenity of the surrounding area. Therefore, in terms of the external appearance, it is considered that it would not be out of character with the area of Green Belt. The dinosaurs are indicated in key position throughout the site, but are not entirely static and can be moved around the site and have been used in other green belt locations in London and the south-east. According to the submitted Noise Assessment, the dinosaurs to have moving arms and heads to amuse young children and would let off a faint roar, which would 13dB(A) below the existing background sound level, which significantly exceeds Harrow Council requirements with target rating of 46dB L_{Ar, Tr.}.
- 6.5.2 The single storey kiosk structure would be sited at the proposed entrance of the golf putting operation and clad in vegetation panels with a thatched roof to a maximum height of 3m, width of 12.2m and a depth of 4.8m,. This structure would be positioned at the right end of the site's northern boundary within the site, adjacent to the car-park and at the proposed entrance would present the appearance of a non-incongruous ecologically friendly feature, positioned well within the site, which would not impact upon any neighbouring uses. In terms of the external appearance of the proposed buildings, it is considered that it would not be out of character with the area of Green Belt.
- 6.5.3 The proposed kiosk is single storey and provides a small increase in site coverage. It is considered that the proposal would not significantly affect the openness or natural character of the open space and would not prejudice the purpose, sense of openness or environmental character of the Green Belt, in accordance with the aims and objectives of relevant policies of the National, Regional and Local Plans.

6.5.4 The proposed works would have a short term adverse impact on the local landscape character as a result of the construction activities. However, these would be limited to the construction period. In the long term the landscape value of the site would be beneficial due to the introduction of a new pond and landscaping. The landscaping, which would be overlaid to grass is considered to reflect the policy on development in Green Belt and would not be contrary to Green Belt policy. As such the design and visual impact of the proposal is considered to be acceptable.

6.6 Traffic, Parking pedestrian safety, and free flow of traffic

6.6.1 The submitted Travel and Event Management Plan (TEMP) is intended to be a live document with the ability to evolve and change. It would be secured by Unilateral Undertaking, with the Council needing to be satisfied with the measures contained within it, and its effectiveness would require monitoring. This will include improved cycle spaces of up to 20 on the site close to the entrance of proposed the Adventure Golf facility.

6.6.2 Uxbridge Road forms part of the Strategic Road Network within London in respect of which TfL has a duty under the Traffic Management Act 2004 to ensure that any development does not adversely impact upon it. The existing access to the Sports Centre would serve the proposed site and is not proposed to be modified. The Applicant's Road Safety Audit for the site access on Uxbridge Road did not identify any significant road safety problems. The findings have not been disputed by the Council's Highways Authority and there is no evidence to suggest that these elements of the proposal, in themselves, would have any detrimental safety implications.

6.6.3 Regarding the free flow of traffic on the road network, highway capacity assessments were undertaken and modelling calculations carried out in accordance with TfL guidelines. The site access junctions are predicted to function within their operational capacity at all times and would not interrupt the free flow of traffic. The principal traffic impact is predicted to be at the junctions of the roundabout. This is not signalised but does currently include pedestrian crossing point in the immediate vicinity of the application site to assist in pedestrian safety.

6.6.4 The application is supported by various transport-related documents including a Transport Assessment, a Travel and Event Management Plan. A total of 50 parking spaces (excluding overspill spaces) are provided for the Adventure Golf facility within the proposed site in addition to the existing parking space within the Sports Centre. Disabled and Electric Vehicle (EV) parking provision will be provided in accordance with London Plan standards, accordingly:

- i) a total of 3 accessible bays designed to accommodate the needs of blue badge holders (6% of total provision); and
- ii) a total of 5 active EV charge points plus passive infrastructure provision to allow the conversion of a further 5 spaces to EV charge points at a future date, if demand requires (An EV provision of 1 in 5 spaces).

- 6.6.5 Following initial concern raised by Highways Authority, a Transport Technical Note has been submitted. Highways Officers have advised that the supplementary information shows that the design of the proposed Adventure Golf facility at the Bannister Sports Centre site would be considered to have no material impacts upon the operation of the existing site or surrounding highway network. The level of car parking provided is also considered to be appropriate for the intended use and will provide added flexibility for accommodating event day parking activities at the Bannister Sports Centre.
- 6.6.6 Additionally, the proposed development will facilitate the introduction of a bespoke Travel Plan and associated monitoring obligations with the objective of encouraging sustainable travel to and from the site secured through Unilateral Undertaking. The Travel Plan will also include an Event Day Management Strategy to address existing issues related to the occurrence of over-spill car parking onto surrounding streets during the larger event days, and in so doing providing the opportunity to deliver wider community benefit. The Council's Highways Authority has not raised any fundamental objection to the proposal.
- 6.6.7 Overall, with the imposition of appropriate conditions it is considered that the proposal would not prejudicially affect the free flow of traffic on the local highway network, or pedestrian or vehicular safety. As such, there would be no material conflict with Policy DM42 of the Council's Development Management Policies Document and core policy CS1 R of the Council's Core Strategy, which seeks to secure a more sustainable local travel network. Similarly, there would be no conflict with the thrust of the London Plan policies in relation to transport and movement, including Policy DM43 of the Council's Development Management Policies Document. This requires that proposals should be fully assessed to ensure in terms of impacts on traffic capacity and there should be no adverse effect on safety on the transport network.

6.7 Other Matters

Drainage

- 6.7.1 The site is identified as a critical drainage area of Harrow. Notwithstanding, a Flood Risk Assessment has been submitted with the application and found to be satisfactory by the Drainage Authority. The Council's Drainage officers have not objected to the application, but have suggested conditions to deal with on-site drainage and water attenuation.
- 6.7.2 Subject to the drainage conditions, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation.

Community Benefits

- 6.7.3 The proposal provides a golf putting operation that would allow the use of the site by families and children. This would enable people who would otherwise not engage in a golfing activity to use this Green Belt for recreational purposes.

Gas Pipeline

- 6.7.4 Two gas pipeline cut across the application site. The applicant has provided a layout plan showing the location of the pipelines. The British Gas and Cadent Gas Ltd have been consulted as statutory consultees. Cadent has responded and have not raised any fundamental objection to the proposal.

Community Benefit

- 6.7.5 The developer is proposing to allow certain category of local schools and community groups in Harrow free use at certain times during the day. This allows for free community use which will enable those within the community who may not have or be able to afford to use the facility the opportunity to do so. This will be secured by way of Unilateral Undertaking with the Council.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 In terms of the overall planning balance in respect of the main issues identified, it is considered that, with mitigation secured through the imposition of appropriate conditions, the proposal would have no significant harmful impacts on the biodiversity and ecology of the area, living conditions of nearby residential occupiers or on highway and pedestrian safety and the free flow of traffic.
- 7.2 There would be elements of the scheme which would be inappropriate Green Belt development, with some reduction in the openness of the Green Belt and some limited impact on its appearance and character, which is accorded some weight. Nevertheless, there would be benefits arising from the scheme as stated. These benefits constitute considerations that amount to very special circumstances which clearly outweigh the harm to the Green Belt by reason of inappropriateness, reduction in openness and impact on appearance and character. As such, and taking all the above into account, it is considered that there would be no conflict with the development plan when taken as a whole. The proposal would constitute sustainable development in relation to its economic, social and environmental effects and it would accord with policy in the NPPF which is supportive of such.
- 7.3 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, an approval of the application is thereby recommended.

APPENDIX 1: Conditions and Informatives

Conditions

1 Time Limit 3 years - Full Permission

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

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

2 Approved Plans

The development hereby approved shall be carried out in accordance with drawing title numbers:

Location Plan- 18 005 000 C; Topographical Survey- 18/021/100; Existing South Elevation- 18 005 020; Existing South Elevation- 18 005 021; Existing East Elevation- 18 005 022; Existing North Elevation- 18 005 023; Proposed Site Plan –GA 0018 Ref D; Proposed North Elevation- 18 005 123 D; Proposed East Elevation- 18 005 122 D; Proposed South Elevation (Internal)- 18 005 121 D; Proposed South Elevation (External)- 18 005 120 D; Kiosk Ground Floor Plan- P 001; Kiosk Elevation 01, 02- E 001; Kiosk Elevation 03, 04- Drawing number E 002; Soft Landscape Layout- RCo 253/01 Rev 02; Landscape Masterplan- R&Co/253/Fig 02 Rev 01; Planting Plans, Specifications and Schedules- GA 0017 Ref C; Planning, Design and Access Statement; Addendum to Planning, Design and Access Statement (09 Aug 2018); Second Addendum to Planning, Design and Access Statement (21 Aug 2018); Letter in response to the Council's Transport Assessment and Highways consultations (28 Aug 2018); Letter in response to Consultee comments (07 Sept 2018); Preliminary Ecological Appraisal (The Ecology Partnership, Feb 2018); The Ecology Partnership letter dated 29th August 2018; Planting Schedule (Ramsey and Co, RCo253 19-07-18); Transport Statement (GTA Civils, ref 7305/2.3, updated version 14th May 2018); Travel Plan Framework (GTA Civils, undated) Draft Unilateral Undertaking; Phase 1 Flood Risk Assessment (Ambiental, Ref 3722, v2.0, 15 Aug 2018); Surface Water Drainage Strategy (Ambiental, Ref 3722 SWDS, v2.0, Aug 2018); Planning Application Noise Assessment (Acoustic Associates Sussex Ltd, ref J2507 Issue 2, 15 Aug 2018); Tree Survey Report Version 2 (Gristwood and Toms, 10 July 2018, version; Arboricultural Method Statement Version 2 (Gristwood and Toms, 05 July 2018) Schedule of Theme Props

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

Trees

Prior to commencement of development (including demolition and all preparatory work) a scheme for the protection of the retained trees, in accordance with BS5837 including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved by the LPA

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services / utilities / drainage
- b) Details of construction within the RPA or that may impact on the retained trees
- c) Specification for construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of areas of roads and parking areas to be constructed using no-dig. Details shall include relevant sections through them
- d) Levels and cross-sections to show that raised levels of surfacing where no-dig is used, demonstrating that they can be accommodated in finished levels and where they meet with any adjacent building damp-proof courses
- e) Details of foundation type / design to be used for buildings (e.g. proposed new kiosk) proposed within the RPA of retained trees
- f) Specification for protective fencing to protect trees during construction phases and plan indicating alignment / position of protective fencing
- g) Tree protection during construction shown on a TPP and construction activities clearly identified as prohibited within this area
- h) Details of site access, temporary parking, site huts etc., loading unloading and storage of materials, equipment and waste
- i) Boundary treatments within the RPA
- j) Arboricultural supervision and inspection by the appointed consultant or suitably qualified tree specialist and during key stages of development: installation / inspection of protective fencing prior to development, installation of new surfacing using no-dig methodology, any other activities taking place within RPA of retained tree.

REASON: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site.

Tree Pruning

Prior to commencement of development details of all proposed Access Facilitation Pruning shall be submitted to and approved by the LPA. The approved works shall be carried out in accordance with BS3998:2010

REASON: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site.

5 Retained Trees

No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any way during the development phase and hereafter within 5 years from completion of development, other than in accordance with the approved plans and particulars.

REASON: To safeguard and enhance the character and amenity of the area

6 Arboricultural Site Supervision (completion)

The completed schedule of site supervision and monitoring as approved shall be submitted to the LPA within 28 days from completion of development. This condition may only be fully discharged on completion of the development and subject to satisfactory evidence of compliance

REASON: In order to ensure compliance with tree protection and arboricultural supervision details submitted

7 Ecological Works/Mitigation

Prior to the commencement of any works which may affect the biodiversity and ecology makeup of the site, a detailed mitigation and monitoring strategy should be submitted to, and approved in writing by the local planning authority. All works should then proceed in accordance with the approved strategy with any amendment agreed in writing. Full details should be provided in relation to:

- the living wall and roof area
- the pond(s), including details re the overflow . this should be provided in the form a swale
- all plantings and how the biodiversity value of these will be maximised, including a management regime
- 'woodcrete' bird and bat boxes to be provided including details of location
- enhancement within the carpark area
- handling of pollution from the carpark
- how the design reflects tree root protection zone requirements
- how the proposals would contribute to natural capital within the green belt in this area
- how noise and, in particular, light impacts on bats and invertebrates would be minimised, including via limiting operating times at certain times of year

REASON: To ensure the development does not have an unacceptable impact on protected species or the overall the ecological value of the site, in accordance polices 7.19 of the London Plan (2016), CS6 B of the Harrow Core Strategy 2012, DM20, DM21 and DM42 of the Harrow Development Management Policies Document 2013.

8 Scheme for site noise control

The use shall not commence until:

1. A noise survey and report addressing all sources of noise involved in/associated for the proposed use, has been submitted and agreed by the LPA; and
 2. A scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority.
- The scheme shall include such combination of physical, administrative measures, noise limits, and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.
 - The objective of the noise control scheme shall be, where practicable, to achieved rating level(s) of noise(s) emitted from the site at least 5dB(A) below the existing background noise level; the noise measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON: To safeguard the amenity of residents within the surrounding area.

9 Drainage

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

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.

10. The development hereby permitted shall not be commenced until 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 works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption.

11 Construction Management Plan

Details of a site construction method statement and management plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The method statement/management plan shall include the following:

- i) Construction worker parking
- ii) Anticipated number, frequency and size of construction vehicles.
- iii) Delivery times
- iv) Dust suppression measures
- v). Site security
- vi). Vehicle manoeuvring and turning
- vii). Details of dust mitigation.
- vii). Tree Protection

Such details shall be implemented or phasing agreed in writing, prior to the commencement of works on site and thereafter retained for the duration of the works.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents

12 Landscaping

The development hereby permitted shall not be used until there has been submitted to, and approved by, the local planning authority, a scheme including, landscape masterplan, hard and soft landscape details:

- Soft landscape works to include:
- Planting plans (at a scale not less than 1:100)
- Schedules of plants, noting species, plant sizes, plant container sizes (all at time of planting) and proposed numbers / densities
- Written specification of planting and cultivation works to be undertaken
- A landscape implementation programme

The scheme shall also include details of the following:

- Tree planting, including the detail for the proposed trees, tree pits and fixing (at time of planting)
- Native species planting detail to soften appearance and screen the existing substation
- Tree planting within the car park spaces (allowing for loss of planned parking spaces) and screening around car park with hedge planting using native species. Specification for protective fencing to protect hedges during establishment and plan indicating alignment / position of protective fencing
- Mixed native hedge planting to southern boundary
- Car park and access road, 'No-Dig' construction details, specification and method statement, proposed cellular confinement system and hard surface material. Final finished levels of car park surfacing and ground level linkage to the surrounding proposed and existing levels outside the car park. Final

finished levels around existing trees and within RPA's (root protection areas). Details shall include relevant cross sections to demonstrate the 'no-dig' raised levels can be accommodated in relation to the surrounding area, features, adventure golf course, kiosk, footpath connections and existing trees.

- Pond, including details of levels/ contouring, depths and surrounding adjacent land levels, proposed water source and any water features, shelved pond sides, build-up of the constructed pond layers, water circulation, pond overflow, proposed planting
- Details of minor artefacts and structures (such as furniture, seats and bins, any proposed low level lighting to be bat friendly, including any fixed to the exterior of the kiosk building, proposed living green wall panel system)
- Cycle storage including details of cycle stands
- Refuse storage details
- Details of any proposed irrigation or proposed watering system to be installed for regular watering in dry / drought conditions for the landscaped areas.
- Cross sections through the development site to a scale of 1:100, with proposed ground levels and heights (proposed levels) of proposed boulders, dinosaurs, kiosk, proposed car park, proposed level depths of pond.

The Green roof / living green wall panel system

- Green roof and living green wall panel system, hard and soft landscape details and planting plans, with a written specification of the planting, details of the proposed build-up of the layers for the growing medium, drainage and schedules of plants, noting species, plant sizes or types (all at time of planting) and proposed numbers / densities. Planting to include wildlife friendly planting and native species. Proposed fixing details for the green panel system, including fixing detail for the plants, proposed watering and soil planting medium.
- Hard landscape Material Details
- Boundary Treatment
- Levels – a detailed Levels Plan of the proposed finished levels, including the proposed finished levels for the car park. This document needs to explain details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highways, and any other changes proposed in the levels of the site. Sufficient levels detail is required to understand the proposals in relation to the existing levels around the existing trees and the linkage of the proposed levels to the existing levels of the surrounding external wider site, outside the development site.
- Landscaping Scheme – Proposed implementation and implementation programme, including a period of 5 year period for replacements of soft landscape
- Landscape Management Plan and Landscape Maintenance including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the ground level hard and soft landscape, green roof and green wall panel planted system.
- A long term Landscape Management Plan for the whole of the proposed development to ensure the future success of the development, including the

long term aims and objectives for the adventure golf area including all props and features, pond, planting, road and parking area.

The Landscape Management Plan shall be carried out in a timely manner as approved.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity within the Heart of Harrow, in accordance with Policies DM22, AAP 7 and AAP 12 of the Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

13 Operational Hours

The development (facility) hereby approved shall only operate within the following hours:

9.00 to 16:00 in January and December
9.00 to 17:00 in February and November
9.00 to 18:00 in March and October
9.00 to 19:00 in April May, June and September
9.00 to 20:00 in July and August

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

14 No Floodlight

No floodlight shall be erected or used at the site without the prior written consent of the Local Planning Authority.

REASON: to protect the biodiversity of the immediate surrounding and safeguard the amenity of neighbouring residents.

15 Appearance of Dinosaur

Full details of materials to be utilised in the construction of the Adventure Golf Facility including the dinosaur props to be submitted and approved prior to the commencement of development.

REASON: To ensure a satisfactory and safe development and to protect the visual character and appearance of the green belt.

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:
National Planning Policy Framework (2018)

The London Plan (2016):
3.19; 7.16.

Draft London Plan (2017):
G2
Local Development Framework
Harrow Core Strategy 2012
CS1 Overarching Policy
Development Management Policies Local Plan 2013
DM1; DM16; DM12; DM17; DM18; DM19; DM20; DM21

Supplementary Planning Documents

2. Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was not sought prior to the submission of this application.

3. 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. Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - 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.

5. Liability for Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

6. Construction Design Management Regulations

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 01541 545500

7. SUDs

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2018) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires

development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF. The applicant should contact Harrow Drainage Section at the earliest opportunity

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions. The applicant should contact Thames Water Utilities Limited and Harrow Drainage Section at the earliest opportunity

8. Landscaping Matter:

A Landscape Management Plan would be expected to set out, graphically and / or in writing, the overall functional and aesthetic objectives of the landscape scheme and the steps (eg legal arrangements including ownership and management responsibilities, planned maintenance tasks, any phased works, management programme of works, monitoring procedures etc) that will be taken after implementation to ensure that the scheme becomes successfully established and reaches maturity.

Landscape Maintenance over a 5 year period for the whole of the proposed development to ensure the future success of the development, the adventure golf area and including all props and features, pond, planting, hard and soft landscape, road and parking area.

Landscape Maintenance refers to the routine physical tasks (eg strimming, pruning, weeding, watering, litter clearance, maintenance of furniture, dinosaur props and boulders, pond feature, play features, decorative landscape lighting etc) required to satisfy appropriate standards of aftercare and to enable the design and implementation objectives in respect of planting to be satisfactorily achieved. It is essential to identify who is responsible for these tasks.

A Schedule of Maintenance Operations is normally a component of a Landscape Management Plan and commonly included within a Landscape Design Specification document.

APPENDIX 2: SITE PLAN

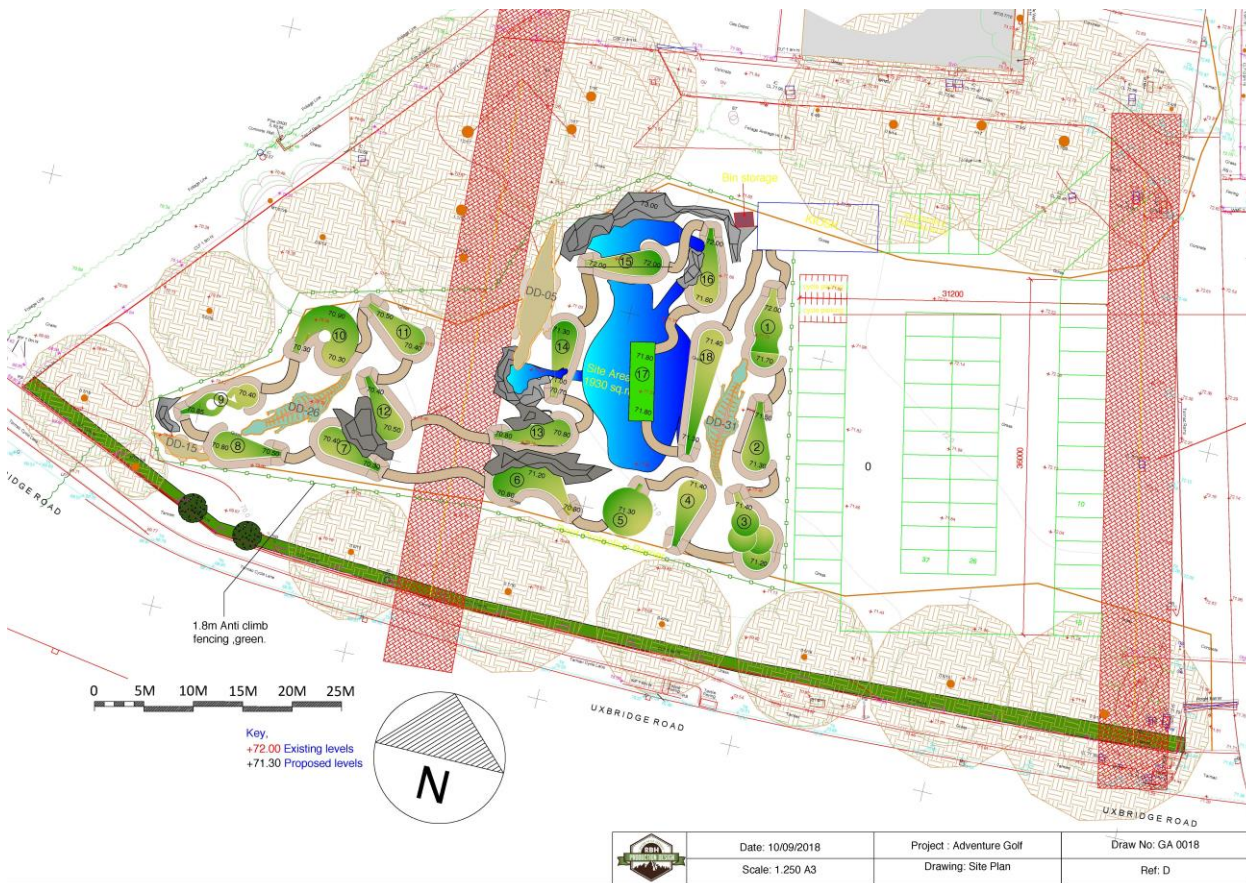


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Landscape Architecture
The Studio, 10 Ludford Road, Harrow, Middlesex, HA1 1UH
Tel: 020 887 0800 | Email: info@ramsayandco.com | www.ramsayandco.com

Project Name	Scale	Author	Date
Proposed Mini-Golf Course: Bannister Sports Ground, Harrow	Not To Scale	AB	18-07-18
Drawing Title	Drawing Number	Revision	
Figure 02: Masterplan	MS/Co / 253 / Fig 02	01	



APPENDIX 3: SITE PHOTOGRAPHS











APPENDIX 4: PLANS AND ELEVATIONS



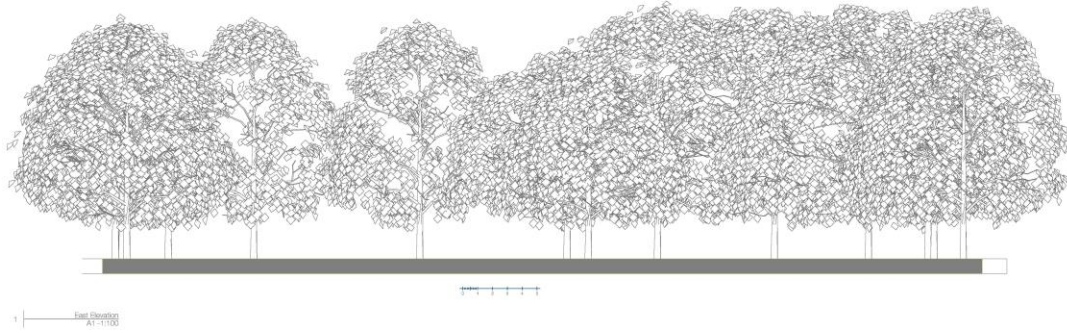
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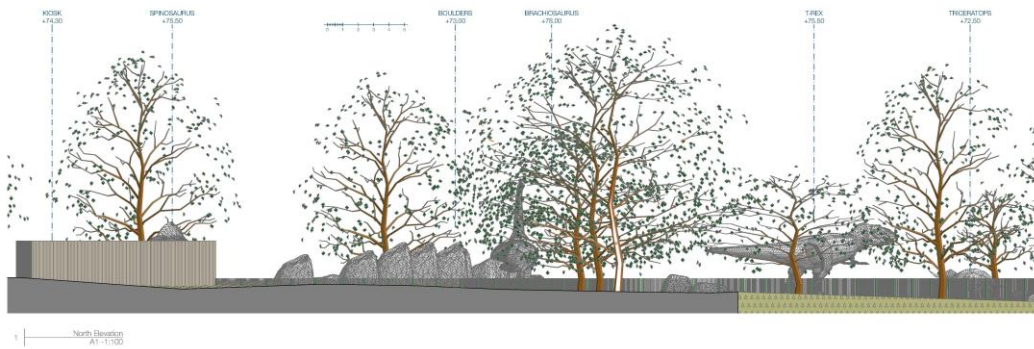


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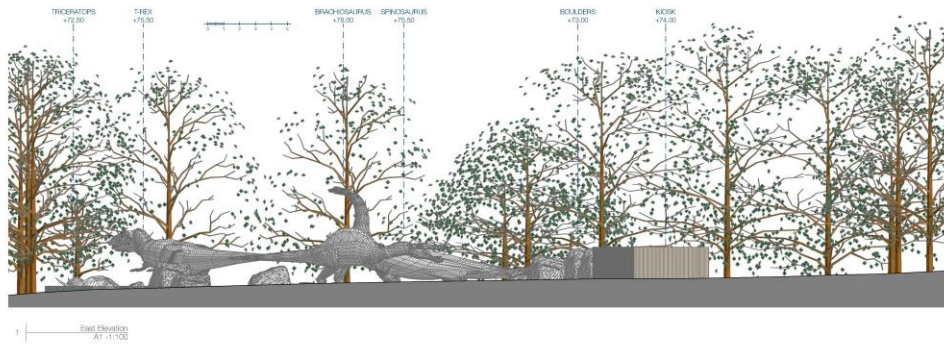


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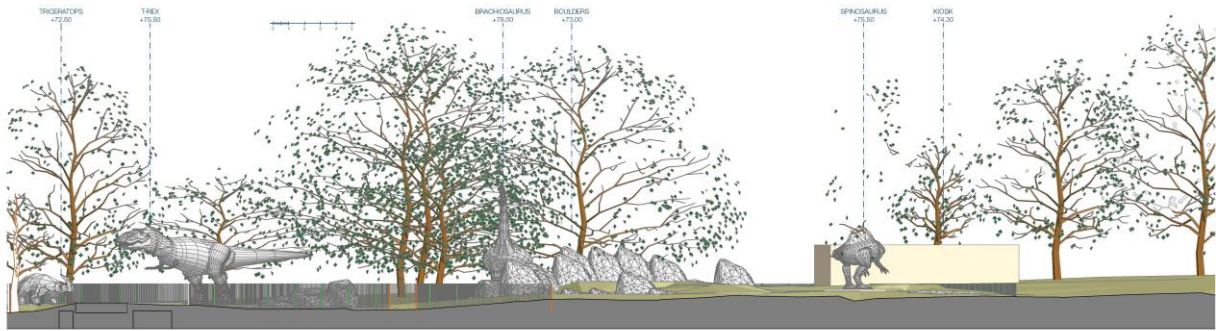
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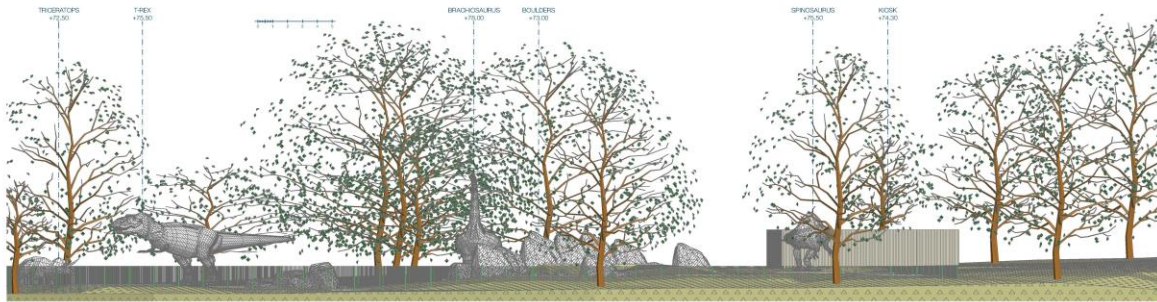


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1 | South Pavilion, Existing
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