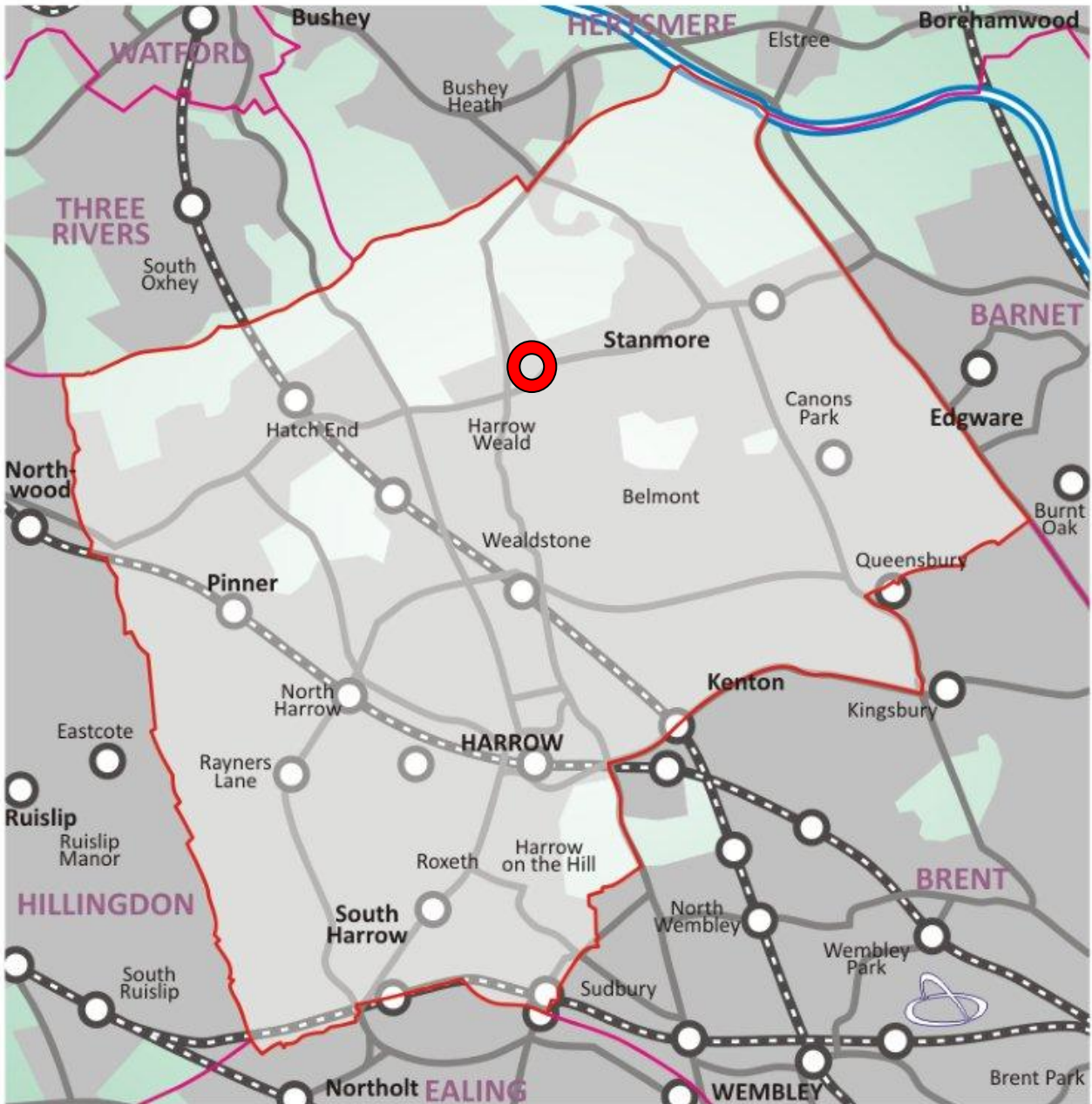
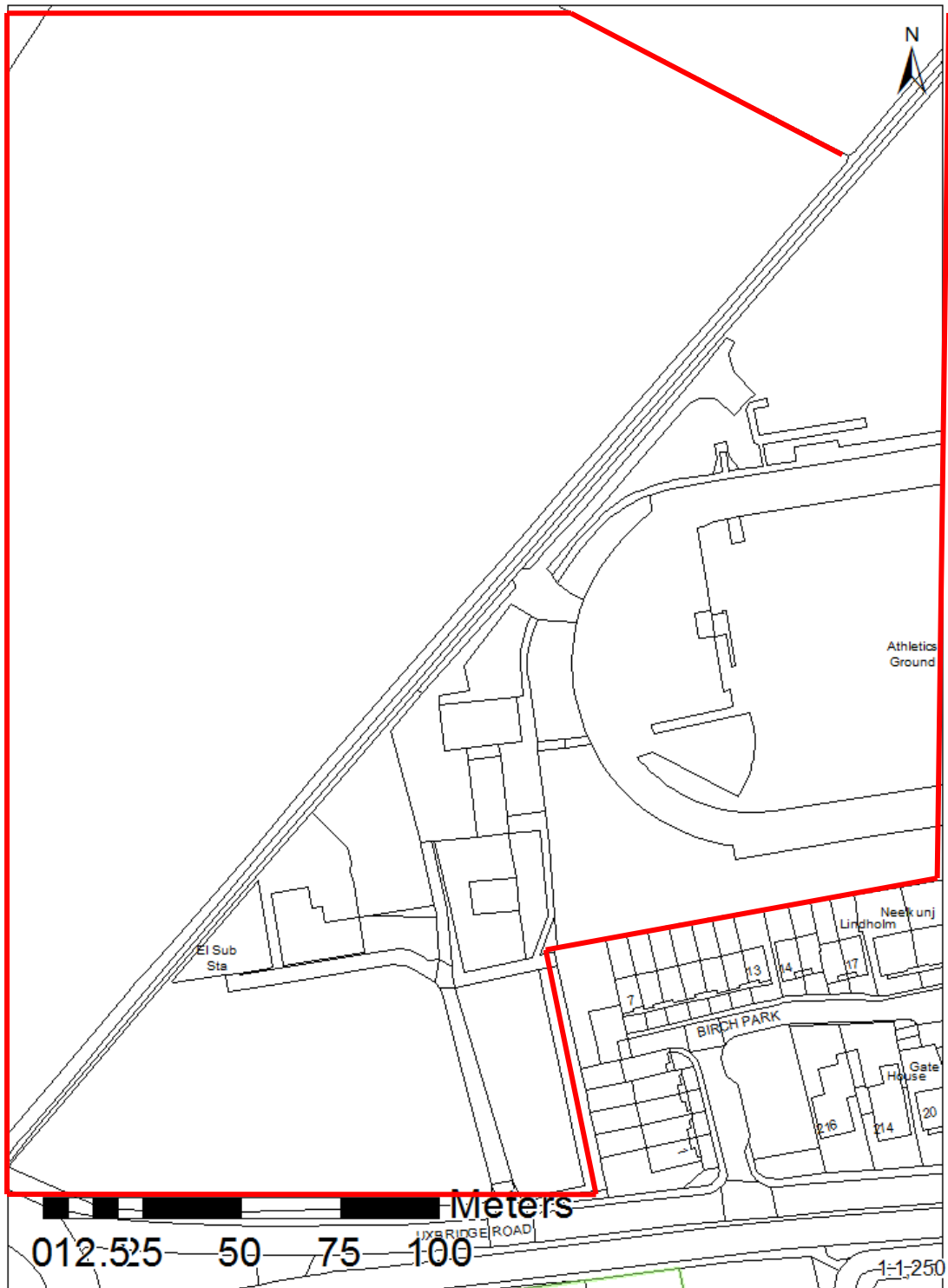


 = application site



Roger Bannister Sports Centre, Uxbridge Road, Harrow Weald. HA3 6SP	P/4748/18
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Roger Bannister Sports Centre



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th July 2019

APPLICATION NUMBER: P/4748/18
VALIDATE DATE: 26/10/2018
LOCATION: ROGER BANNISTER SPORTS CENTRE,
UXBRIDGE ROAD
WARD: HARROW WEALD
POSTCODE: HA3 6SP
APPLICANT: MR SCOTT CRANFIELD
AGENT: WELLER DESIGNS LTD
CASE OFFICER: SHIKHA DASANI
EXPIRY DATE: EXTENSION OF TIME AGREED UNTIL 31st July
2019

PROPOSAL

Upgrading and regrading of existing sports pitches to create four natural grass pitches and one 3G synthetic pitch with floodlights and associated landscaping and security fencing (4.5m high ball stop fence and 1.2m-2m high pitch perimeter barrier), storage container and two team dugouts.

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) grant planning permission subject to the conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The proposed scheme would provide an upgrade to the existing football pitches but also four natural grass pitches and one floodlit 3G synthetic pitch and associated landscaping and security fencing (4.5m high ball stop fence and 1.2m-2m high pitch perimeter barrier) two dugouts with ancillary use storage. It is considered that the proposed intensification of the existing football field at the site, during the established hours of use (which is already established as part of the Bannisters Sports Centre), would not result in an unacceptable increase in the level of noise experienced by neighbouring residents. It is also considered that the use of the proposed new floodlights would not cause harm to the amenity of any neighbouring occupiers or visual amenity of the greenbelt designation. The proposal is acceptable, subject to further details relating to the conditions attached.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies and proposals in The London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan (2013), and to all relevant material considerations, and any comments received in response to public and statutory consultees.

PROCEDURAL ISSUES

The application is also made under Regulation 3 of the Town and Country Planning Regulations 1992 (as amended). Regulation 3 permits a local authority to make an application to itself for planning permission to develop land within its area and to then also determine the application

INFORMATION

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

Statutory Return Type:	18 (minor development, all other)
Council Interest:	The Council is the Landowner
Additional Floorspace:	N/A

GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£0
Local CIL requirement:	£0

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.

1.0 SITE DESCRIPTION

- 1.1 The site is an existing playing fields which has provision for football and rugby pitches but currently cannot be used due to land levels and the health of the land.
- 1.2 To the southern site boundary there is full size running track and associated athletics facilities together with two open areas of amenity grassland, which is separated by open grass land.
- 1.3 To the south west of the site there are various administrative buildings and car park. It also includes the frontage of the site which has recently been approved as an 18 Hole Golf Adventure experience with facility to include themed props and ancillary kiosk, subject to the completion of a S106 agreement.
- 1.4 The site generally falls from north to south of the site.
- 1.5 The eastern field has a public right of way and associated hedgerow and trees. To the north is mature hedgerow with a brook running along it.
- 1.6 Perimeter vegetation to the east, north and west makes views of the site from around the parameter of site very restrictive in terms of views.

2. PROPOSAL

- 2.1 Planning permission is sought for the redevelopment of the existing play area to the north-east and north-west of the site for the creation of one 3G artificial grass pitch (AGP); installation of ball-stop fencing to the AGP perimeter; installation of flood lighting system, two dug out areas to be used for substitute shelters and one storage unit and four additional football pitches (detailed below). The proposal will create a play space which will provide improved on-site play space and amenity for the local community.
- 2.2 The details of the pitches are as follows:
- Two grass pitches which would be 11 a side
 - Two smaller pitches one being 7 a side and the other being 9 a side
 - One 3G floodlit synthetic pitch (for better use of the pitch all year round)
 - Storage container ancillary to the football pitch and two dugout areas
- 2.3 Re-soiling and new planting works on the existing ground due to the existing uneven land levels.

3 RELEVANT PLANNING HISTORY

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

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
P/0672/18	Creation of an 18 Hole Golf adventure experience facility including theme props and ancillary kiosk; Refuse Storage in car park area	Resolution to gran – 26/09/2018 subject to completion of S106.

CONSULTATION

3.1 A total of 140 consultation letters were sent to neighbouring properties regarding this application.

3.2 Letters were sent out on 21/12/2018 and the public consultation period expired on 11/01/2019.

3.3 Adjoining Properties

Number of letters sent	140
Number of Responses Received	3
Number in Support	0
Number of Objections	3
Number of other Representations (neither objecting or supporting)	0

3.4 Three objections were received during the first round of public consultation.

3.5 During the course of the application the Design and Access statement was revised with regards to the 20 cycle spaces being omitted. A 14 day re-consultation including full site notice and press notice was carried out on 18th June 2019 and the public consultation period expired on 24th June 2019

3.6

A summary of the objections received along with the Officer comments are set out below:

Summary of Comments	Officer Comments
<p><i>Neighbour Consultation:</i></p> <p>Site notices were not placed on time; they appeared much after the consultation period.</p> <p>The size for site notices should be A3 not A4 and had been sited 2 days before the 21 day consultation period and not before.</p> <p>No advertisement in the paper could not be seen.</p> <p><i>Drainage:</i></p> <p>Can we be assured that the proposal will remove the current annual pluvial flooding of the Roger Bannister Car Park and the Oxley Lane roundabout.</p> <p><i>Parking:</i></p> <p>Contradictory information has been provided about the use of the existing facilities.</p> <p>There are currently issues with parking on Uxbridge Road dual carriage way and surrounding residential road.</p> <p>The additional parking demand generated by these events is contained within the grassed area at the frontage of the site fronting the Uxbridge Road. This statement is only true if the mini dinosaur golf course proposed by Harrow Council and Adventure Experience is not implemented.</p> <p>Failure to provide clear information on parking and overcoming the parking problems.</p> <p>The proposal does not include an additional access. I feel the current access is not adequate and proper as the buses bring school children have to park outside causing a traffic hazard. An access from Oxhey Lane would probably ease the problem and reduce the risk of an accident.</p> <p>Reconsultation comments: there will be 100+ cars parked on the surrounding highway network causing a problem (pics sent in).</p>	<p>A re-consultation was carried out as a result of the revised description. At that point the neighbours were reconsulted and went into the press as an advert on 20th June 2019. 4 site notices went up on 24th June 2019.</p> <p>Drainage team have ensured that existing pipes are shown and would have the potential to be connected. The details that need to be provided later have been secured as a condition.</p> <p>There is no contradictory advise, the applicant was referring to the use being currently under used however given the proposal is granted it would result in enhancement and therefore the expected use would change the way the existing facilities are used.</p> <p>The applicant has referred to the ample car parking spaces available to the front of the site, which has been provided as 40 car parking spaces. LBH's Highways Officer has checked this and considers it to be acceptable.</p> <p>This has been reviewed by the LBH Highways Department including photos submitted by the objectors and no concerns have been raised.</p> <p>In response this has been set out above.</p>

3.7 Statutory and Non Statutory Consultation

3.8 The following consultations have been undertaken:

3.9 External Consultation

Consultee/Summary of Comments	Officer Comments
<p><u>Sports England</u></p> <p><u>Initial comments:</u> Response: The proposed works would result in the loss of two rugby pitches. How would the loss of these be mitigated.</p> <p>Applicant's reply: these rugby pitches are no longer in use and nor are the football pitches, due to the poor condition of them. Therefore the application proposes two full size pitches on the east side of the site and one 7 a side and one 9 a side on the west side of the site, with details which would meet the Sports England requirement.</p> <p>Response: the loss of other sports would mean the ground would not be able to keep up with the trend of other sports.</p> <p>Applicants reply: The new pitches created would involve the gradual raising of the surface level through the importation of soil to assist drainage and to create a high quality pitch surface. Any additional proposed sports would be in areas of high wear and tear and therefore would become underused as it is doing so currently.</p> <p>The low maintenance amenity mix areas are intended to provide an area around the new pitches which will aid wear on the surface by spectators.</p> <p>Response: the proposed landscaping will mean a loss in playing fields.</p> <p>Applicants reply: the proposed planting is intended to provide a natural break between the new pitches and also help ensure that the 3G Artificial grass pitches (AGP) remain in keeping with the Greenbelt land use. This planting could be removed however, given the drainage issues in certain areas, the removal of this would not result in additional playing fields.</p> <p>Additionally the rugby pitches would not be lost but re-located to Hatch End Playing Fields, this can be conditioned.</p> <p><u>Revised comments:</u> There is a need for Artificial Grass Pitches (AGP) in the area and it is a priority for the Football Foundation to provide one.</p> <p>It has been confirmed that the proposed AGP would be built in line with Football Foundation/Football Association requirements</p>	

<p>and would be available from community use. The ground works would arguably be considered to effectively reduce the extent of playing fields as the improvement works would be limited to the playing pitches, this could have long term wear and tear of the playing pitches. Sports England consider that this would be a missed opportunity to not improve the entire playing fields. However the works would result in an improvement to the actual playing pitches compared to the current situation which should increase the carrying capacity of the area to be improved. On balance there would be notable benefits for football as a result of the proposal. The Rugby pitches would be re-located.</p> <p>Conclusion: Sports England raise no objection to the scheme. Subject to the following condition being attached:</p> <ol style="list-style-type: none"> 1. The rugby pitch shown on drawing number 820HE0003 shall be provided in accordance with the details set out in the planning application and drawing no. 820HE0003 to be made available for use before the ground works to Bannisters Playing Field hereby permitted are commenced. The rugby pitch shall remain available for use thereafter. <p>Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures continuity of use and to accord with Development Plan Policy.</p> <p>Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.</p>	<p>Recommended: No development shall take place at Bannisters Sports Ground (of the proposed scheme) until the existing Rugby Pitches have been re-located and made ready for use at Hatch End Playing Fields in accordance with details per drawing number 820HE0003 and then shall remain available for use thereafter.</p>
<p><u>Thames Water</u> No response received.</p>	<p>Noted.</p>

<p><i>replacement if required; details of any necessary build over or adjacent to the culvert; details of access for future repairs, blockage clearance, maintenance and future condition surveys. The applicant should contact the Harrow Infrastructure Team for further information.</i></p> <p>Reason <i>To protect the integrity of the Ordinary Watercourse Corridors and prevent the increased risk of flooding following guidance in the National Planning Policy Framework and Harrow Development Management Policies.</i></p> <p>Please note that our consent for the proposed connections (direct / indirect) to an ordinary watercourse is required.</p> <p>The applicant should write to infrastructure@harrow.gov.uk requesting our consent with a copy of the recording/ dvd of the survey. As long as the existing pipes are in a reasonable condition and the identified repairs are undertaken, our permission for the proposed connections can be granted and the drainage scheme approved.</p> <p>I therefore suggest a condition or informative, as drafted below:</p> <p><i>Under the terms of the Water Resources Act 1991, and Harrow Land Drainage Bylaws, the prior written consent of the LB Harrow is required for introduction of water and increase in flow or volume of water in any watercourse in the Borough. The applicant should contact the Harrow Infrastructure Team for further information.</i></p> <p>Reason:</p> <p><i>To protect the integrity of the Ordinary Watercourse Corridors and prevent the increased risk of flooding following guidance in the National Planning Policy Framework and Harrow Development Management Policies.</i></p>	<p>This can be added as an informative.</p> <p>This can be added as an informative.</p>
<p><u>LBH Highways</u></p> <p>We do not have any objection to the principle of the development however there are concerns regarding the construction works. The information submitted within the Transport Statement indicates that there would be a very high number of HGV's over the course of a year. We need to ensure that these movements would be managed effectively whilst still allowing the site to operate without causing significant disruption to the surrounding highway network. A detailed CLP should be requested as a pre-commencement condition. The applicant (or their contractor) is requested to engage with Highway Network Management at the earliest opportunity to discuss arrangements for the construction period.</p> <p>No objections raised on the 40 existing car parking spaces, however, to control the flow of traffic on event days, a condition should be attached if the application is minded to be approved:</p>	<p>Noted a suitable can be conditioned if approved.</p>

<p>An Event Management Plan in order to mitigate the impact of large scale events on the public highway would need to be submitted. The document should cover how travel arrangements, in particular parking on standard days would be managed and also on occasions where attendance levels exceed the norm (a specification of normal activity levels would be beneficial). How recording of activities will be undertaken and what form of monitoring will take place. Details of what plans would be put in place to minimise impact including promotional activity (eg. website notifications, signing etc), staff presence (eg. stewards to assist with parking), any alternative off-site provision or shuttle bus provision (for example) – where the operator is not the host of an event, the document needs to detail the expectations of users of the site and what they will be required to commit to. It will also be necessary to specify how the operator or event organiser will liaise with other operators on the Bannister Sports Centre site as a whole.</p>	
<p><u>Biodiversity Comments:</u></p> <p>Whilst the landscaping proposals suggest measures that should have wildlife benefits the consultants seem not to have any input. For example, could the historic pond have been reinstated? Again this reflects the applicant’s failures to consider biodiversity and ecosystem services appropriately within the application.</p> <p>A particular concern in relation to the application is that the PEAR (3.10) identifies the presence of a ditch with water flow fast enough for the ditch to be considered unlikely to be suitable for Great Crested Newts at the NW boundary, whereas the Design and Access Statement (3.5.1) asserts that no water features are present on site – despite the facts that this ditch can be clearly seen on provided location maps and the Flood Risk Assessment identifies another drainage ditch at the East of the site. I would note that water management on the site is important both for potential biodiversity enhancement and potential downstream impacts.</p> <p>Whilst the FRA identifies measures for dealing with surface water run-off, there has been no consideration of the opportunities for biodiversity enhancement that this provides.</p> <p>The principal impact will be the direct loss of foraging habitat for bats and birds, with predicted increases in light spillage on lines of trees used by bats for foraging, as commuting routes and for roosts, and impacts on the behaviour of their prey and other nocturnal invertebrates. The applicant has presented no information in relation to bats beyond the limited roost assessment. Again it is not apparent that they were asked to assess the lighting proposals</p> <p>I consider that the application of appropriate conditions should permit the scheme to be improved and would not consider that</p>	<p>These have been noted.</p>

there to be grounds for refusal provided these are met or potentially improved upon.

If approved then these conditions should be added:

- a) No development shall take place until a detailed plan of works has been provided for approval by the Council in writing prior to commencement, setting out (i) how negative impacts on features of biodiversity interest, including but not restricted to protected and priority species, will be avoided, minimised or mitigated, e.g. with regard to bats and breeding birds; and (ii) how landscape changes, including but not limited to the soil re-profiling, SuDS measures and potential alterations to watercourses, e.g. removal of the concrete drainage channel, the retention of permanent ponds within the attenuation lagoons and addition of wetland plants will enhance biodiversity on site.
- b) A detailed ecological landscape management plan (ELMP) that will set out the goals and measures to be undertaken to achieve these following the soil re-profiling and SuDS engineering to be provided for approval by the Council in writing prior to the completion of those works. The maps and information provided within the ELMP, should include but not be limited to the seeding and planting works; the chosen species and their provenance; the timing of initial works, and the one-off and recurring habitat and feature management on a seasonal basis for a period of 10 years, with any necessary replanting or remedial works to be incorporated over the first five years. The landscaping proposals should maximise the opportunities to benefit and protect biodiversity, e.g. low-nutrient soil of adequate depth should be used within the areas where wildflowers are to be encouraged, the siting of bat boxes, and reptile/amphibian hibernacula etc.

REASON: To ensure the protection and enhancement of biodiversity and to safeguard ecosystem services.

Informatives: Any works that might affect tree, shrub or ground nesting birds to be undertaken outside of the breeding season (March-September inclusive) or to be carried out only if a qualified person has checked for the presence of breeding birds no more than two days before works are due to start. If birds are found to be occupying a nest works should stop until advice has been obtained from a qualified ecologist.

Provision of wildflowers for pollinators will have greater real value if there is provision of suitable breeding structures as well, e.g. the construction of sunny, sheer sided banks, and retention of habitat piles beneath the shade of trees. Provision of such features should be incorporated within the landscape management plan

Informative:

A curfew should be enforced such that the floodlights may not be used between 9pm and 6am in the months of May-September if there is likely to be impact on bats that cannot be avoided by the lighting units and their placement associated with the all-weather pitch and illuminated walkway. Emergence and return surveys may be required in this regard.

Condition 1 should be regarded as the main opportunity to address impacts on the sites by creating areas of richer habitat that will also add to its value overall whilst contributing to flood risk management. Proposals should also address the expectation that summers will be drier as well as the increased probability of heavy winter rains.

Overall, it is considered that these conditions will satisfy national and regional biodiversity obligations, and Harrow policies to protect and enhance biodiversity.

Policy :

From the principle perspective, the proposed development would be seen to be facilities that are associated with outdoor sport, which would also be in connection with the existing use of the land. As such, the proposed development would be consistent with the NPPF for proposing facilities consistent with the purposes of Greenbelt.

Environmental Health:

The scheme is acceptable submit to the following conditions which would need to be added:

- 1) *The MUGA shall only be used between:-
0800 and 19:00, Mondays - Fridays
0800 to 21:00 Saturdays
10:00 to 18:00 Sundays, Public or Bank Holidays.*
- 2) *No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall follow the Institute of Lighting Engineers Guidance and include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.*
- 3) *Said lighting shall only be used between the hours of:
08:00 and 19:00, Mondays - Fridays
08:00 and 21:00 Saturdays
10:00 to 18:00 Sundays, Public or Bank Holidays. It shall be on a mechanical timer with no override function.*

<p>4) <i>No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority</i></p> <p>5) <i>The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the MUGA 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.</i></p>	
<p><u>Landscaping</u></p> <p>There appears to be an overall gain in height of land, by the importation of fill material. Cut and fill could have resulted in less elevation of levels, however these can be softened by a landscape masterplan and soft landscape. Native tree, shrub and wildflower meadow grassland planting would be welcomed. There is space for far more native planting, in particular tree and shrub planting which would help to screen the sports pitches.</p> <p>Proposed trees and shrub planting are required not just percentage of species, plant sizes at time of planting, form of planting and planting numbers. The fencing material element can be conditioned, coupled with the maintenance store.</p> <p>Further details would be required which can be covered by a hard and soft landscaping condition.</p> <p><u>Trees</u></p> <p>Tree Protection details – e.g. plan and method statement in relation to the use of the existing access track between the sports track field and the adjoining field. If trees require removal please indicate this. How materials will be transported on / off the site should be shown on plans Tree protection barriers – position , locations of these to be shown on plan Storage of other materials, site hut, etc – locations of these to be shown on plans where appropriate. The consultants state that no level changes are planned within rooting zone of existing trees – there are swales proposed near the perimeter, if these are within canopy spread of trees on the perimeter then this should be clarified.</p>	

4 **POLICIES**

4.1 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.'

4.2 The National Planning Policy Framework was updated on 19 February 2019 and sets out the government's planning policies for England.

4.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.

4.4 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 (2016), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

4.5 The document was published in draft form in December 2017. The Examination in Public (EiP) stage commenced on Tuesday 15 January 2019 and the final session was held on Wednesday 22 May 2019 with the Panel's report expected in Autumn 2019. Given that the draft Plan is has undergone the EiP stage of the formal process it holds some weight in the determination of planning applications, although lesser weight will be given to those areas of the plan that were challenged through the EiP process (including any potential inconsistencies with the NPPF).

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

5. **ASSESSMENT**

5.1 The main issues are:

Principle of the Development
Design and Greenbelt
Impact to Neighbouring Amenity
Noise and Light disturbance
Highways
Landscaping
Flood risk
Biodiversity

6. **Principle of Development**

6.1 The National Planning Policy Framework [NPPF] Section 13 paragraph 141, 143, 144 and 145 states that:

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to

provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Exceptions to buildings or construction in the greenbelt are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development;

- 6.2 As stated above the proposed sporting use of football pitches and its associated ancillary uses fall within these paragraphs stated above and therefore the proposal is acceptable within the greenbelt designation subject to other material considerations such as highways, biodiversity, design, drainage and landscaping details.

7 Design and Greenbelt

- 7.1 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

- 7.2 Core Policy CS1(B) 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 whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.’
- 7.3 Policy DM1 of the Local Development Management Policies Local Plan (2013) states that: “All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted”.
- 7.4 The proposal is for the conversion of the existing external play space into a multi games area comprising creation of a 3G artificial grass pitch (AGP) sized 100 metres x 64 metres. Ball-stop fencing and associated roof to the AGP perimeter will also be erected. A flood lighting system will also be installed. The nearest dwelling on Oxley Lane, (set away from the main road behind the tree line which form part of the reservation area) is sited 30 metres away from the site boundary and 80 metres (approx.) from the nearest football pitch. One storage unit and two dugout areas for the substitute’s shelter and four additional football pitches have also been proposed.
- 7.5 Due to the design and appearance of the proposed fencing to the new ball court located away from the street, it is considered that it would not cause detrimental harm visually to the surrounding area. The works in terms of land level works would allow for the fields to be usable over a long period of time. The changes would not cause undue harm in terms of the character and appearance of the area but instead bring back a sports ground back into use, creating a more inviting and usable space for the local community.
- 7.6 In terms of appearance, the flood lighting columns would be viewed in the context of the existing buildings and are not considered unacceptable in terms of the locality, given the distances to the surrounding area and only to be used during playing of games. The details submitted would not be contrary to the policy requirements which fall within the greenbelt designation.
- 7.7 With regards to the siting of the outdoor storage container and dugout areas, these ancillary uses to the football game, would be sited in close proximity to the pitch itself with generous separating distances to the rest of the built up areas. From the principle perspective, the proposed development would be seen to be facilities that are associated with outdoor sport, which would also be in connection with the existing use of the land. As such, the proposed development would be consistent with the NPPF for proposing facilities consistent with the purposes of Greenbelt.
- 7.8 Taken together, the proposals are considered to be acceptable and would not significantly harm the character and appearance of the area and the greenbelt designation. The proposal is therefore considered to be in accordance with policy CS1B of the Core Strategy, DM16, DM17, DM18 and DM21 of the Development Management Policies Document, 7.6, 7.4 and 7.16 of The London Plan and the NPPF.
- 8 **Neighbouring amenity**
- 8.1 Policy 7.6 of the London Plan (2016) seeks to ensure that new developments do not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings in relation to privacy, overshadowing, wind and microclimate. In addition, Policy 7.15 of the London Plan Policy 7.15 (2016) seeks to reduce and manage noise associated with development

- 8.2 Core Strategy Policy CS1 B (2012) requires development to respond positively to the local context in terms of design, siting, density and spacing. Policy DM1 (2013) of the Harrow Development Management Policies requires all development to achieve a high standard of privacy and amenity and sets out a number of privacy and amenity criteria for the assessment of the impact of development upon neighbouring occupiers.
- 8.3 The application site adjoins the residential gardens of nos. 7, 9 and 11 Ross Close, nos. 9 to 19 Carrington Square and nos. 17 to 47 (odd) Bellfield Avenue. The adjacent proposed sports pitches would be sited between 23 to 46m away from the site boundaries and approximately 60m to 120m away from the rear elevations of these respective neighbouring dwellinghouses. Given the separation distances and the intervening trees and shrubbery which would be retained, it is considered that the proposed development would not have a detrimental impact on the residential amenities of those adjoining occupiers.
- 8.4 The proposed floodlight pitch would be located to the north-western part of the site and would therefore be approximately 130m away from the adjoining residential properties of Birch Park and 240m from the residential properties on Oxhey Lane. Given the generous separation distances, officers consider that the proposal would not have an unduly harmful impact on the residential amenities of those adjoining occupiers.
- 8.5 In order to safeguard the residential amenities of adjoining occupiers, conditions have been included requiring details of floodlighting and an event management strategy to be submitted and agreed in writing by the Local Planning Authority. A further condition is included to restrict hours of operation.
- 8.6 For these reasons and subject to conditions, officers consider that the proposal would accord with the relevant policies with regards to safeguarding residential amenity.

9 **Highways**

- 9.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 9.2 Policies 6.3, 6.9, 6.10 and 6.13 of The London Plan (2016) seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel and ensure that development proposals will not adversely impact on the transport capacity and the transport network, at both corridor and local level. This is further emphasised by core policy CS1R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards
- 9.3 The application site has approximately 40 car parking spaces within the main car park of Uxbridge road. A Transport Statement has been submitted in support of the application. The report concludes that as there are grassed sports pitches already operating, the likely increases in traffic to the site would be minimal.
- 9.4. The application was referred to the Highways Authority who have raised no objection to the proposal (in regard to the existing 40 spaces on site). However, in order to ensure there is control over the number of cars during large scale event days, a condition shall be attached to ensure that an Event Management Plan has been submitted which would allow for details of further cars being parked on the site (if required). The

condition would help the event organisers or applicant to submit details relating to good traffic flow for large events, by for example, promoting more sustainable modes of travel to the site rather than by car, or promoting sustainable modes.

- 9.5 In order to further rationalise the parking within the wider site, a separate application has been submitted to the Local Planning Authority under reference P/4830/18 for the creation of additional car parking spaces. This application is currently being considered.
- 9.6 Subject to conditions, officers consider that the proposal would not have a detrimental impact on the functioning and safety of the highway and would accord with the relevant policies in this regard.

10 Landscaping

- 10.1 Policy DM22 of the Harrow Development Management Policies requires landscaping that: is appropriate to the character of the area; is well laid out; achieves a visual setting for buildings; provides sufficient space for planting to grow; and supports biodiversity
- 10.2 The application was referred to the Council's Landscape officer who has requested further details to be provided which could be addressed by condition. Subject to the required conditions, officers consider that the proposal would be acceptable in this regard.

11. Flood risk

- 11.1 The site is within as a critical drainage area of Harrow. Given this a Flood Risk Assessment has been submitted. As per the survey submitted, the drainage officer has no objections subject to the attachment a condition and an informative to the consent of using an existing watercourse.
- 11.2 Subject to the drainage condition as suggested, the proposal would accord with the relevant policies in relation to surface water drainage and surface water attenuation. This element is considered acceptable subject to compliance to the conditions which have been recommended.

12. Biodiversity

- 12.1 The rear boundary of the application site is adjacent to a Site of Importance for Nature Conservation.
- 12.2 Policy DM20.A of the Development Management Policies Local Plan (2013) states "proposals that would be detrimental to locally important biodiversity.... will be resisted".
- 12.3 Policy DM20.B of the Development Management Policies Local Plan (2013) states "the design and layout of new development should retain and enhance any significant existing features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought. Where loss of a significant existing features of biodiversity is unavoidable, replacement features of equivalent biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on site or through contributions towards the implementation of relevant projects"

12.4 The application was referred to the Council's Biodiversity Officer who has requested conditions be included to ensure the proposal satisfies national, regional and local biodiversity obligations and policies. Subject to appropriate conditions, it is considered that the proposal would be acceptable in this regard.

12.5 Overall, it is considered that these conditions will satisfy national and regional biodiversity obligations, and Harrow policies to protect and enhance biodiversity in the area.

12. **CONCLUSION AND REASONS FOR APPROVAL**

12.1 The recommendation to grant planning permission has been taken having regard to the National Planning Policy Framework (2019), the policies and proposals in The London Plan (2016), the Draft London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

Checked:

Interim Chief Planning Officer	Beverley Kuchar	15/7/19
Corporate Director	Paul Walker	15/7/19

APPENDIX 1: Conditions and Informatives

Conditions

1 Commencement

CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2 Approved Plans

The development hereby approved shall be carried out, completed and retained in accordance with the following approved plans:

Site Location Plan; 01 Rev 02; 02; Rev 02; 03 Rev 1; 04 Rev 2; WD804.01 Rev C; WD804.02; WD804.03; WD804.04; WD804.05; WD804.06 Rev E; WD804.07; WD804.08; Project Code; 2323; Relocation of Rugby Pitches 820HE0003; Design and Access Statement dated: 25th June 2019; Transport Statement dated: June 2019; Landscape and Visual Impact Statement dated: 19th November 2018 V3; Ecology report dated: 17th May 2018; Artificial Turf Pitch Report dated: 10th August 2017; Philip Lighting Report dated: 23rd March 2017; Philip Lighting Report dated: 24th August 2017; Flood Risk Assessment; Heritage Statement dated: October 2018, Supporting Document (Proposed Materials and Appearances)

REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

3 Materials

No development shall commence on site until a detailed schedule, specification and samples of all external materials for fencing, dugouts, external storage building, and lighting(s) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as agreed and retained in that form thereafter.

REASON: To ensure that the local authority is satisfied with the external appearance of the development and preserve the character and appearance of the greenbelt for the local area.

4 Hours of operation for floodlights (Compliance)

The floodlighting shall not be used between:-

0800 and 19:00, Mondays - Saturdays
10:00 to 18:00 Sundays, Public or Bank Holidays.

It shall be on a mechanical timer with no override function.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

5 Lighting scheme

Notwithstanding the details in the submitted plans and documents, full details of the proposed flood lighting for the 3G Pitch shall be submitted to the Local Planning Authority before the commencement of the development on site, for approval in writing. The development shall be completed in accordance with the approved details and shall be retained thereafter.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity and the character of the area and Green Belt.

6 **Lighting Scheme**

No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall follow the Institute of Lighting Engineers Guidance and include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

7 **Protection of Greenbelt**

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority. The approved details shall be implemented on site and shall be retained thereafter.

REASON: To ensure that the local authority is satisfied with the external appearance of the greenbelt designation.

8. **Noise (compliance)**

1. The MUGA shall only be used between:-
0800 and 19:00, Mondays - Fridays
0800 to 21:00 Saturdays
10:00 to 18:00 Sundays, Public or Bank Holidays.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

9. **Noise pre-commencement condition**

- a. No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.
- b. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall follow the Institute of Lighting Engineers Guidance and include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered

without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

10 **Event Management Plan**

An Event Management Plan shall be submitted, covering how travel arrangements, in particular parking on large scale events and standard days would be managed and also on occasions where attendance levels exceed the norm.

REASON: To ensure that the proposed development does not have an adverse impact on the existing public highway and the quantity of the nearby residential occupiers.

11 **Construction Management Plan**

No development works shall take place on site unless and until a Construction Method Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The CMP should include details on the access, parking, and traffic management and delivery arrangement throughout the construction phase of the development.

This should include:

- a) identification of construction vehicle routes
- b) how construction related traffic would turn into and exit the site (including appropriate traffic management)
- c) the method of demolition and removal of material from the site
- d) the parking of vehicles of site operatives and visitors
- e) loading and unloading of plant and materials
- f) storage of plant and materials used in constructing the development
- g) the erection and maintenance of security hoarding
- h) wheel washing facilities where applicable
- i) measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition
- j) construction works and
- k) Construction Phase Plan which includes details of length and times of the works including demolition. The hours of construction should be modified from the standard ones put forward in the application to avoid peak times and also school arrival and departure times.

The development shall be carried out strictly in accordance with the details so approved and no change from shall take place without the prior written consent of the Local Planning Authority.

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.

12 **Landscaping**

The development shall not start until the following details have been submitted to, and agreed in writing by, the local planning authority:

- a) A scheme for detailed hard and soft landscaping of the development, to include details of the planting. Landscaping works shall include sections (at a scale not less than 1:100)

showing land level changes, written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

- b) Details of all ancillary uses and the boundary treatment around it for screening shall be submitted.
- c) Proposals for increasing the availability of bird nesting places and bat roosts within the site (including detailed specification and locations of boxes and in-built features) together with details of their ongoing maintenance/ monitoring and any necessary replacement.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for landscaping which contributes to the creation of a high quality and protects the green belt designation in terms of visual amenity harm whilst also managing the biodiversity within Harrow.

13 **Pipe Watercourse Protection**

The development hereby permitted shall **not commence** until a scheme for the protection of the piped watercourse has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include a structural survey by CCTV and trial holes to assess the construction, position, condition and expected life of the culvert; proposal of an agreed method of repair or replacement if required; details of any necessary build over or adjacent to the culvert; details of access for future repairs, blockage clearance, maintenance and future condition surveys. The details approved shall be implemented on site and shall be retained thereafter.

REASON: To protect the integrity of the Ordinary Watercourse Corridors and prevent the increased risk of flooding following guidance in the National Planning Policy Framework and Harrow Development Management Policies.

14 **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. The approved details shall be implemented on site and shall thereafter be retained.

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: 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.

15 **Tree Pruning**

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

REASON: 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.

16 **Retained Trees**

No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any way during the development phase and thereafter 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

17 **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.

18 **Biodiversity**

No development shall take place until the a detailed plan of works to be provided for approval by the Council in writing prior to commencement setting out how the SuDS measures and potential alterations to watercourses, e.g. removal of the concrete drainage channel, the retention of permanent ponds within the attenuation lagoons and addition of wetland plants will enhance biodiversity on site.

REASON: To ensure enhancement of biodiversity and help preserve the eco-system.

19 **Biodiversity**

A detailed landscape management plan that will set out the measures to be undertaken following the soil re-profiling and SuDS engineering in relation to the seeding and planting works and chosen species and their provenance, including the timing of initial works and the ongoing vegetation management (and any replacements) on a seasonal basis for a period of 5 years, shall be provided for approval by the Council in writing prior to commencement of the development on site. The landscaping proposals should maximise the opportunities to benefit biodiversity, e.g. low-nutrient soil of adequate depth should be used within the areas where wildflowers are to be encouraged.

REASON: To ensure enhancement of biodiversity and help preserve the eco-system.

20 **Biodiversity**

Siting of bat boxes which include mixed type (in accordance with the PEAR suggestions) shall be installed by appropriately experienced individuals in suitable locations at 4 metres plus above ground level in trees situated away from light disturbance.

REASON: To ensure enhancement of biodiversity and help preserve the eco-system.

21 **Relocation of Rugby Pitches**

No development shall take place until the existing Rugby Pitches has been re-located and ready for use at Hatch End Playing Fields as per drawing number 820HE003 and then shall remain available for use thereafter.

Reason: To ensure that there is a range of sporting activities available around the area.

22 **Ancillary storage**

The ancillary storage unit hereby permitted shall only be used for purposes ancillary to the existing football pitches and not for any other purposes without prior planning consent of the Local Planning Authority

REASON: To safeguard the greenbelt designation and prevent harm to visual amenity.

23 **Car Parking**

The development hereby permitted shall not be brought into use until the revised car parking provision for the wider site under application P/4830/18 has been approved in writing by the local planning authority and provided and made available for use and thereafter permanently retained.

Reason: To ensure that the transport related impacts of the development are mitigated to an acceptable level.

Informatives:

1

Policies

National Planning Policy Framework (2019) (NPPF)

The London Plan (2016)

3.5, 3.8, 5.2, 5.3, 5.12, 5.13, 6.3, 6.9, 6.13, 7.1, 7.3, 7.4, 7.6, 7.19, 7.21

Draft London Plan (2017)

H12, D1, D2, D10, G5, G6, G7, SI12, SI13, T5, T6.1

Harrow Core Strategy (2012)

CS1, CS2

Harrow Development Management Policies Local Plan (2013)

DM1, DM2, DM9, DM10, DM12, DM20, DM21, DM22; DM23; DM24; DM27
DM42; DM45

Relevant Supplementary Documents

Supplementary Planning Document Residential Design Guide 2010

London Plan Housing Supplementary Planning Guidance (2016)

Technical Housing Standards – Nationally described Space standards (2015)

2

Compliance with planning conditions

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.

3

Protection of 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.

4

Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:
0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday.

5 Sustainable Urban Drainage System (SUDS)

The applicant is advised that 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 soak ways 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.

6 Biodiversity

For the lifetime of the property, any external and internal lighting must be of a design and placement to avoid disturbance to bat roosting, foraging or commuting behaviour. Given the proximity of the rear of the two houses to the SINC this will be critical.

Care to be taken whilst stripping the roof of tiles and if any roosting bats are found all works to cease until the advice of a suitably experienced ecologist has been obtained in order to avoid any criminal offence.

Any works that might affect tree, shrub or ground nesting birds to be undertaken outside of the breeding season (March-September inclusive) or to be carried out only if a qualified person has checked for the presence of breeding birds no more than two days before works are due to start. If birds are found to be occupying a nest works should stop until advice has been obtained from a qualified ecologist.

7 Landscaping Plan

Provision of wildflowers for pollinators will have greater real value if there is provision of suitable breeding structures as well, e.g. the construction of sunny, sheer sided banks, and retention of habitat piles beneath the shade of trees. Provision of such features should be incorporated within the Landscape Management Plan.

8 Water

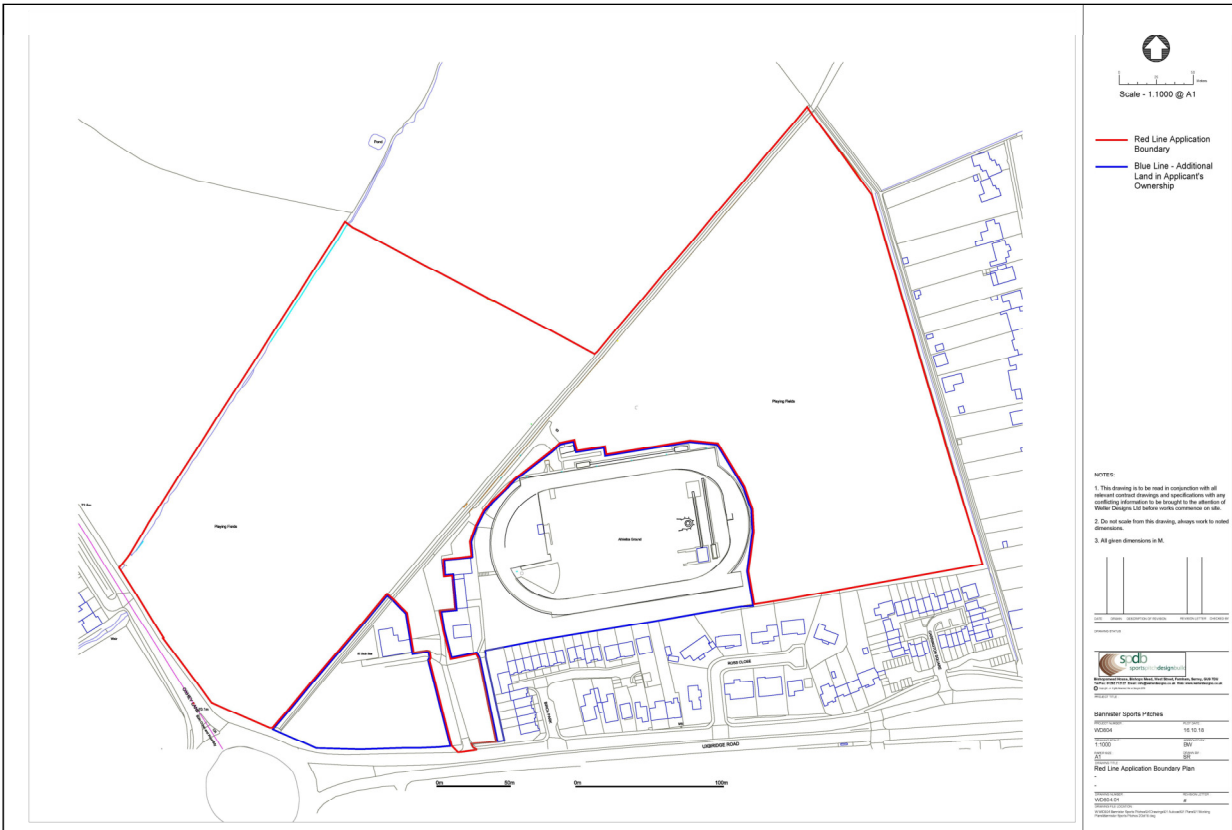
The applicant is advised that the prior written consent of the LB Harrow is required for introduction of water and Under the terms of the Water Resources Act 1991, and Harrow Land Drainage Bylaws, increase in flow or volume of water in any watercourse in the Borough. The applicant should contact the Harrow Infrastructure Team for further information.

Reason: To protect the integrity of the Ordinary Watercourse Corridors and prevent the increased risk of flooding following guidance in the National Planning Policy Framework and Harrow Development Management Policies.

9 Flood risk and pipe protection

The applicant should contact the Harrow Infrastructure Team for further information. The applicant should write to infrastructure@harrow.gov.uk requesting our consent with a copy of the recording/ dvd of the survey. As long as the existing pipes are in a reasonable condition and the identified repairs are undertaken, our permission for the proposed connections can be granted and the drainage scheme approved. Please note that our consent for the proposed connections (direct / indirect) to an ordinary watercourse is required.

APPENDIX 2: LOCATION AND SITE PLANS



Existing Site Plan



Proposed Site Plan



APPENDIX 3: PHOTOGRAPHS

Viewpoint 1 View across site from the north east corner of eastern field



Viewpoint 2 View across running track looking north towards site (eastern field).



Viewpoint 3 View of western field from south west corner



Viewpoint 4 View of western field from south east



APPENDIX 4: PLANS AND SECTIONS

3G PITCH



PROPOSED PITCHES

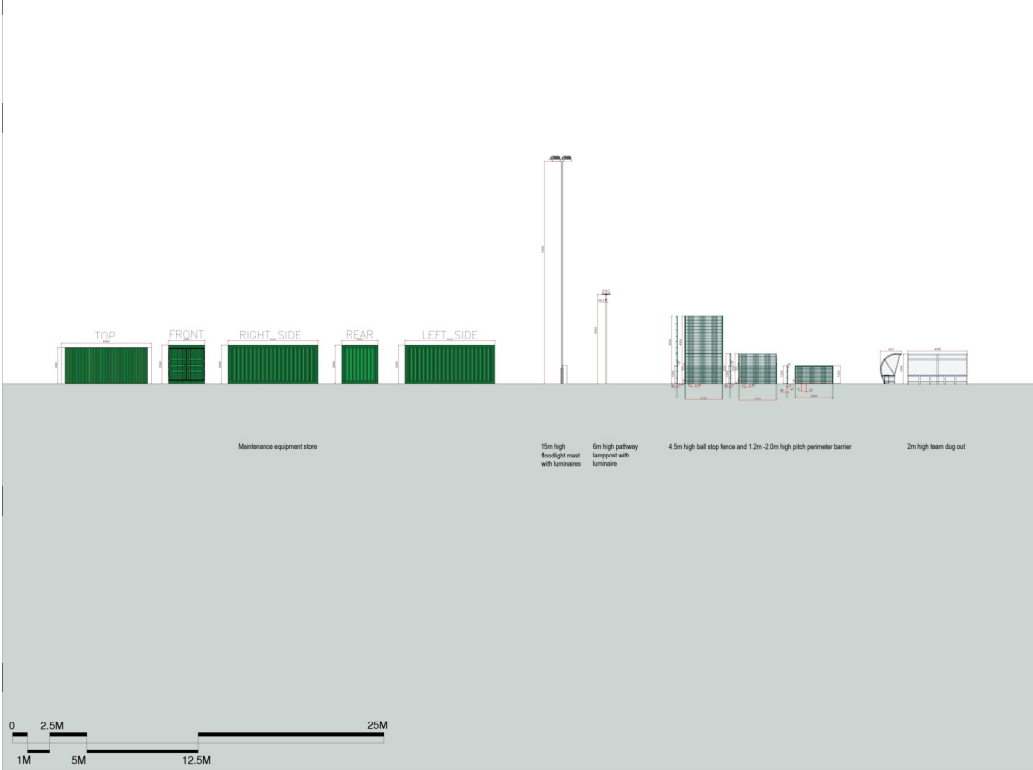


SECTIONS



ANCILLARY EQUIPMENT

Bannister Sports Centre
Creation of Artificial Grass Pitch (AGP)



SSU
Surfacing Standards Limited
SPORTS PITCH CONSULTANTS

Key:

- 30 artificial grass mat of pile
- 20mm porous backfill bedding
- 50mm deep bedding layer (coarse sand or grit)
- 200mm sand sub-base
- 150mm deep drainage layer
- 15m high floodlight mast with luminaires
- 6m high pathway lamp post with luminaires
- 4.5m high ball stop fence and 1.2m-2.0m high pitch perimeter barrier
- 2m high beam dip out

Scale: 1:50 @ A1

North Arrow

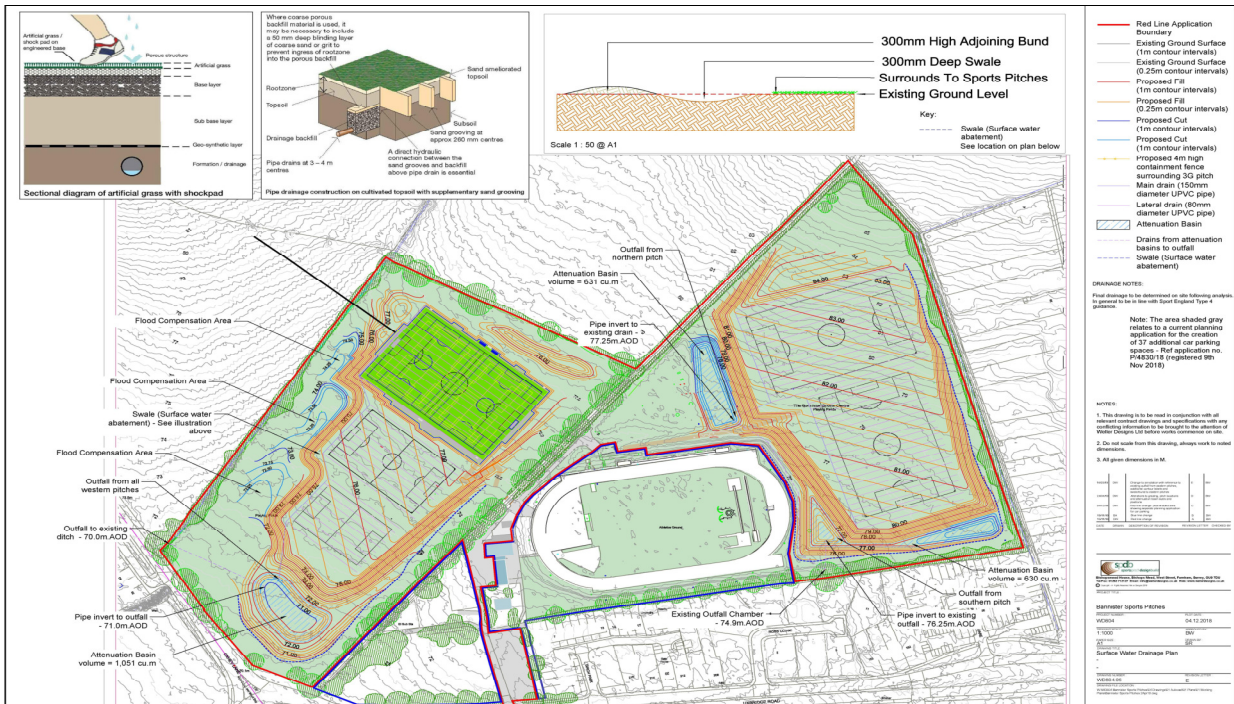
SSU
Surfacing Standards Limited
SPORTS PITCH CONSULTANTS

Bannister Sports Centre
Creation of Artificial Grass Pitch (AGP)
Proposed AGP Elevations

SS2223 1:100 A1

03 01

LANDSCAPING



FLOODLIGHT IMAGES



Bannister Sports Centre
Creation of Artificial Grass Pitch (AGP)
Proposed Materials and Appearance



Artificial (Flood) Light Mast with Two Luminaires and Opal Visor Louvers



3G Artificial Grass Pitch Surface



Typical Artificial Grass Pitch (AGP) Installation



Pitch Perimeter Barrier



External Maintenance Store



Ball Stop Fencing Discreet Against a Rural Background



High Level Ball Stop Fencing



Ball Stop Fencing Mesh

Surfacing Standards Ltd.
 1A Peeth House, Cotygate Business Park,
 7000 Blue Road, Coty, Northamptonshire, NN417 5JG
 T: 01535 402 012
 E: info@surfingstandards.co.uk

www.surfingstandards.co.uk

International Organisation for Standardisation (ISO) Quality Management System (9001:2015) Registered
 Registered in England and Wales under Registrar of Companies (Company Number 08548862)
 VAT number: 925358342

SSS project code	2323
Client	Bannister Sports Centre
Document Title	Proposed Materials and Appearance

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