

From: Graham Jones
To: Graham Jones
Subject: Fwd: RE: William Ellis

>>> "Tefera Tibebe" <Tefera.Tibebe@london.gov.uk> 08/29/07 2:37 pm >>>
Dear Graham,

As promised I am now sending you (my own) officer - level comments that do not preclude any further comment the Mayor would make on future consultation of the Scheme.

I have briefly looked on the further information on the open space replacement strategy which Sport England supported. I am satisfied with the strategy as it demonstrates that the loss of existing playing pitches will be mitigated by the improvement of the remaining pitches, the community use of the proposed school outdoor sport facilities, the proposed new offsite replacement pitch and the improvements to the nearby Prince Edwards playing fields. The proposed replacement open space strategy would achieve these elements and the Council should apply appropriate conditions or s106 to ensure that they are delivered.

I am also satisfied with the applicant's draft response to GLA Stage 1 Report (attached herewith) in addressing the key strategic issues raised at the Mayor's Stage 1 representation and would like these to be secured by conditions for their implementation.

Should you wish to discuss on these matters please do not hesitate to contact me. Many Thanks.

Kind Regards,

Tef

Tefera Tibebe
Strategic Planning Officer
Greater London Authority
Tel: 020 7983 4312
Fax: 020 7983 4706

-----Original Message-----

From: Graham Jones [<mailto:graham.jones@harrow.gov.uk>]



Creating an active nation through sport

Mr Graham Jones
Planning Department
London Borough of Harrow
P.O. Box 37, Civic Centre
Harrow
Middlesex
HA1 2UY

17 August 2007

Your ref: P/1282/07
Our ref: L/HW/2007/12255/S Amended

Dear Mr Jones

The Town & Country Planning Act 1990

Development: Construction of Primary School, external works, access and car parking
Site: William Ellis Sports Ground, Edgware, Camrose Avenue, Harrow, HA8 5RJ

Thank you for consulting Sport England on the above planning application

Further to Sport England's previous submission in response to this application we write to confirm our position after extensive consultations have taken place between borough officers, Belmont Football Club and Sport England. We are happy to advise that substantial progress has been made in mitigating our considered impacts of the proposal on the sport in both respect of club development and structure and the loss of playing field.

As we have previously stated; Sport England's assessment of planning applications for development on playing fields is set out in our planning policy statement, *A Sporting Future for the Playing Fields of England*. This states that we will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all, or any part of a playing field unless at least one of five specific exceptions applies. The exceptions are stated as:-

- E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
- E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.





- *E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.*
- *E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.*
- *E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.*

Sport England has considered the new information provided in support of the application and has come to a view that exception E4 can be demonstrated provided that the mitigating measures we have sought are achieved and conditions attached to any permission. Accordingly, our comments submitted on 22 June 2007 are amended and **Sport England withdraws objections to the proposed development** and seeks to ensure the following matters are finalised.

Community Use Agreement

Sport England understands from our consultations that the external sports facilities of the proposed school will be offered up as community facilities. The scope of this community use is to be provided through the adjacent Belmont Football Club who will have out of school hours access to the external pitches for games purposes.

The use of school facilities is essential in furthering the development of community sport. Sport England accepts that community use must be supported by a sound agreement. It is important that the proposed community uses be guaranteed by condition requiring submission of a community use agreement. Sport England can supply model copies of *Community Use Agreements* if requested by the Council, ideally we would wish to see these signed within a finite period of time after any permission, i.e. within two months of permission. We make the following request for a condition;

1. *Prior to the commencement of the use/development a **Community Use Scheme** shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.*

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



It is advisory that the design of the school is such that the external sports facilities and buildings can be securely closed from one another in order to allow the types of activity required of both external pitch and indoor community activities to take place. This is important in respect of amenity protection for local people, preserving the community use agreement of the site, and ensuring that appropriate duty of care is undertaken by all parties.

Pitch Replacement Strategy

The Council states in their PPG17 assessment, that there is an excess of senior pitches in the east of the borough. However, the same assessment clearly indicates a significant under-supply of junior pitches in the same local study area. In addition, the assessment indicates that other non-football outdoor sports facilities are clearly in short supply within the Borough of Harrow. This application should attempt to protect the current level of supply of pitches by providing junior pitch replacement of the footprint of the site lost to building.

Sport England accepts the Greater London Authority's advice to the Council in seeking a viable replacement strategy. **Sport England considers that replacement should be taken to mean re-provision of at least one high quality junior sized football pitch to be provided in the vicinity of William Ellis Playing Field.** The dimensions and quality standards of such a pitch or pitches are noted in more detail further in these comments. The current use of such land must not be for current sporting purposes and the land should be made fully accessible for both the local community and for Belmont FC in period of high activity. The provision of this replacement equivalent or better is necessary to meet the exception listed in our policy above.

The Council has provided information on the replacement facility and these are broadly acceptable to Sport England. The replacement strategy at Camrose Avenue Fields is the current offer and we would wish to see detailed information supplied, consulted and approved within three months of ant permission in order to ready the site for use early in 2008.

For the sake of clarity this position means that Sport England is in agreement with the GLA and that the development is acceptable provided a replacement strategy is forthcoming and is supplied for approval by the GLA and Sport England. Such a provision may not be suitable for condition as conditions by nature must relate to matters pertaining to the applicant. The undertaking for replacement is therefore the responsibility of the Council owing to the Council's support of the proposal.

It is also understood that planning gain relating to the proposal will ensure financial contributions towards the improvement of the William Ellis site.

Secure tenure for Belmont FC as planning gain

Sport England is advised that the tenure of Belmont Football club is to be protected and enhanced at the site. Sport England's withdraws concerns that the club is damaged by the

Our ref: KG/BFC

8 August 2007

Philip Loveland Cooper
Harrow Council
PO Box 39, Civic Centre
Station Road
Harrow
HA1 2XA

SUBJECT TO CONTRACT

Dear Philip,

**Re: Belmont Football Club - William Ellis Sports Ground, Edgware,
Camrose Avenue, Harrow HA8 5RJ**

I now set out below the understanding concerning the granting of a new tenancy of the above, to Belmont Football Club.

Demised land

This is to comprise of no less than 5.56 acres equating to 50% of the land in accordance to the attached plan.

Lease

A lease to be granted for a minimum period of 25 years at a rental of £7,000 per annum. The granting of the lease will be on the basis of an Agreement To Lease as on the aforementioned terms, the lease to be completed once the funding for the proposed project for Belmont Football Club has been confirmed.

Permitted Rights

Belmont Football Club will be allowed to make available pitches and facilities to other organizations and bodies for financial recompense. For the avoidance of doubt this will include tournaments.

Grant

A grant will be available from Harrow Council in the sum of £500,000 as a contribution towards the costs of creating new football pitches and other facilities for Belmont Football Club.

Storage facilities

Adequate temporary storage facilities will be made available by Harrow Council for Belmont Football Club's equipment ie lawn mowers etc whilst development takes place.

Shared facilities

Belmont Football Club will enter into an agreement with the Krishna Avanti School for the use of additional pitch(es) within the School area and there will be reciprocal arrangement with Belmont Football Club to make certain pitches available to the school. These will be available from the date that Belmont Football Club reoccupies the site. If this is not the case other facilities will be made available.

Additional pitches

Additional pitches will be made available at Camrose Recreation Ground. In addition whilst the works are being carried on the existing site pitches will be available for Belmont Football Club at Whitchurch Playing Fields.

Legal costs

Harrow Council will make a contribution towards the legal costs of Belmont Football Club up to £5,000 plus VAT.

I trust that this adequately and correctly sets out the understanding of the agreement between Harrow Council and Belmont Football Club which will enable Belmont Football Club to give their approval to the proposed planning application.

Accordingly I would be grateful if you would now confirm that these terms as set out are now therefore agreed.

Kind regards

Yours sincerely

Ian S Lerner
IAN LERNER & CO

William Ellis – Replacement Open Space Strategy

The proposed development of a single form entry primary school requires approx 5.5 acres of the 11 acres of playing fields

The playing fields are currently let to Belmont Football which uses them for mainly junior football. Belmont is considered a successful club contributing to junior football in the Borough and beyond, but the condition of the playing fields and the changing accommodation is poor and badly in need of investment. The Club's tenure is only a Tenancy at Will giving them no security and this prevents them from securing grant aid to improve their facilities from sporting and footballing sources such as the Football Association and Football Foundation for which they would otherwise be eligible.

The loss of open space/playing fields resulting from this development comprises:

- 5.5 acres of poor condition football pitches.
- Belmont's current clubhouse which is cramped and in poor state of repair

The grant of permission for the school will deliver:

- One junior size all- weather pitch within the school's curtilage which will be available for community use through a S106 agreement
- A further 3 acres of open space for the sole use of the school.
- £500k for the upgrading of the remaining (ie non school) playing fields to provide improved changing accommodation and pitch levelling and drainage.
- Improved access and shared use of new road and parking facilities for Belmont FC

The terms now offered to Belmont Football Club by the Council include:

- A 25 year lease which will give them security of tenure and enable them to apply for grant aid to further improve their facilities
- Use of an additional junior pitch, newly created within the vicinity. There are 2 options for this within an adjacent park or at Whitchurch playing fields. Belmont have been asked which they would prefer.
- Use of Whitchurch Playing Fields during the construction period at an advantageous rent level.
- Storage for their maintenance equipment at William Ellis during construction.
- Management of the Community Use agreement for the all-weather pitch within the school site
- Council support for any funding applications

In considering the application the council will also take into account its own statutory policy framework as set out in the adopted UDP and in particular policies C7 and C11. Policy C7 'New Education Facilities' (para 9.29) specifically states that ...'it is likely that a new school may, in exceptional circumstances, be located on an existing open space...' whereas policy C11 states that 'the Council will endeavour to address the diverse planning requirements of ethnic communities in the Borough'. This proposal which would be the first state aided Hindu school in the country has funding agreed by the Department for Education and addresses the specific needs of a very substantial ethnic community (20% of the Borough population is Hindu) and they are concentrated in the south east of the Borough. Site searches undertaken by the applicant in conjunction with the Council failed to find any alternatives which would meet the necessary criteria. It is the Officers' view in recommending this application for approval that the above measures and policy considerations are sufficient to overcome the policy objection to the loss of open space.

The Council also considers that they are making a major contribution to sport, playing fields and open space in the locality through the development of the former Prince Edward Playing Fields in association with Barnet Football Club. This site of 44 acres, within 500 metres of the William Ellis site, has been derelict since it was abandoned by Camden Council some 10 years or more ago. In its efforts to bring this back into use Harrow has purchased the site from Camden and has very recently signed a development agreement with Football First, a not for profit company established by Barnet FC, to bring the whole site back into use primarily for football. This should be in use for the beginning of the 2008/9 football season. The range of activities include a new stadium which will provide a new home for Wealdstone FC, 2 all weather pitches, 7 grass pitches and extensive training areas, one of which is large enough to provide a cricket ground. The development involves extensive community use and provision for local clubs, including community outreach work. The Council's initiatives to bring this site into active use for the benefit of the local community will result in a step change in open space and playing field provision in the east of the Borough and are therefore directly relevant to the consideration of the William Ellis proposal.

Graham Jones
Director of Planning Development and Enterprise
21st August 2007