

Call-In Sub-Committee

SUPPLEMENTAL AGENDA

DATE: **Thursday 6 December 2012**

AGENDA - PART I

5. CALL-IN OF CABINET DECISION (22 NOVEMBER 2012) - WHITCHURCH PLAYING FIELDS (Pages 1 - 128)

The following documents are attached as background papers to the Cabinet report dated 22 November 2012:-

- a) Report submitted to Cabinet on 20 June 2012;
- b) Extract from the Minutes of the Cabinet meeting held on 20 June 2012.

6. AGENDA - PART II - NIL

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Date of Meeting:	20 June 2012
Subject:	Whitchurch Playing Fields
Key Decision:	Yes
Responsible Officer:	Andrew Trehern, Corporate Director Place Shaping
Portfolio Holder:	Councillor Thaya Idaikkadar, Deputy Leader & Portfolio Holder for Property and Major Contracts
Exempt:	No
Decision subject to Call-in:	Yes
Enclosures:	Appendix 1- Public Consultation – Distribution and Circulation Details Appendix 2 - Public Presentation PowerPoint Slides Appendix 3 - Public Presentation Feedback Forms Appendix 4 - Fun Day 12 May - Information Circular Appendix 5 – Overview of Proposed Development Appendix 6 – Letters of Support from Organisations

Section 1 – Summary and Recommendations

This report, which is required as a decision of Cabinet, provides a comprehensive summary of the consultation and engagement activity which has been undertaken in respect of proposed development of the Whitchurch Playing Fields, since November 2011.

Recommendations:

Cabinet is requested to:

- (1) Consider the feedback from the consultation and engagement activity summarised within the report, and
- (2) Agree that The Whitchurch Consortium should be commissioned to develop a community sport and leisure facility, at the Whitchurch Playing Fields, subject to agreement in respect of commercial terms.
- (3) Note that negotiations in respect of the Development Agreement, associated Service Level Agreement and Lease Terms will now commence, as previously authorised by Cabinet.
- (4) Note that the outcome of the negotiations will be reported to Cabinet for formal approval.

Reason: (For recommendation)

To attract inward investment to establish a modern sports and leisure facility, to include substantially improved playing pitches, for the benefit of the Community, at no direct financial cost to the Council.

Section 2 – Report

2.1 Introduction

This report summarises the consultation and engagement activity undertaken in respect of The Whitchurch Consortium's development proposals for the Whitchurch Playing Fields.

This report is presented in compliance with Recommendation 3 of the Cabinet decision, relevant to this matter, made on 17 November 2011.

The points below summarise the overall timeline to date relevant to the Whitchurch Playing Fields project:-

- November 2008 - Cabinet confirms proposal to market The Whitchurch Pavilion and Playing Fields.
- June/July 2009 - The Council's two preferred bidders give public presentations to local residents.

- November 2009 - Council confirms that the project is postponed.
- November 2011 - Cabinet confirms The Whitchurch Consortium as the Council's preferred bidder and authorises further consultation.
- 5 December 2011 – Call-In Sub Committee – Confirms Cabinet Decision
- 11 January 2012 – Ward Councillor Consultation
- 23 February 2012 – Ward Councillors' meeting with residents (Stanmore Library)
- 9 & 16 February 2012 - Open Space Notice published
- 19 March 2012 – Distribution of leaflets advising residents of the proposed project and arrangements for a Public Consultation meeting
- 26 March 2012 – The Whitchurch Consortium Public Consultation
- 1 May 2012 – Door-to-door Public Consultation commences, with distribution of Fun Day information leaflet
- 12 May 2012 – The Whitchurch Consortium Fun Day
- 20 June 2012 – Cabinet Report – Consultation Feedback

2.2 Background

The Whitchurch Pavilion has remained vacant since it was fire damaged some eight years ago. Prior to this it was used as changing facilities, in connection with the adjacent playing fields. Whilst the sports fields are still used with aid of temporary changing facilities, they are not used as much as they could be and in any event are in poor condition requiring levelling and drainage improvements.

In November 2008, a report was presented to Cabinet setting out options available to the Council to secure the replacement or refurbishment of the Pavilion, the maintenance of the playing fields and the enhanced provision of sports, leisure and community use, through a Development Partnership Agreement, with a Private or Third Sector Partner.

Cabinet authorised the proposal and a marketing exercise commenced in 2009 seeking expressions of interest to the available opportunity. The Council proposed the grant of a lease for a thirty year period, with the tenant being responsible for the cost of refurbishment or for replacement of the Pavilion and the cost of improvement and all subsequent maintenance, together with the management and operation of the new facility.

After careful consideration two Preferred Bidders were selected. However, the project was postponed in November 2009, to enable further consideration of issues of concern which had been raised, in particular by local residents.

In 2011, consideration was given to resuming the project and following a careful review of the two Preferred Bidder's proposals and financial standing, Cabinet decided in November 2011 to select The Whitchurch Consortium as the Council's Preferred Bidder, who would then be in a position to take forward the necessary wide ranging consultation and engagement.

2.3 Consultation and Engagement

The information below is intended to provide a reasonably comprehensive summary of the consultation and engagement activity that has been undertaken in accordance with the November 2011 Cabinet resolution.

Ward Councillor Consultation Held 11th January 2012

The Whitchurch Consortium provided a full and thorough briefing on their proposals to the Belmont, Canons and Stanmore Park Ward Councillors. Eight Councillors attended the meeting and were advised that a Public Consultation meeting was to be arranged shortly.

Issues raised at the meeting included:-

- Lack of Ward Councillor consultation and the Council's handling of the project.
- The decision and delay in appointing the Council's preferred bidder.
- General proposals concerning the uses and the scope of development
- Proposed lease terms.
- Hours of operation
- The proposed SLA

It is understood that the Stanmore Park, Canons and Belmont Ward Councillors, separately arranged a public meeting at Stanmore Library on 23rd February 2012, to discuss the proposed Anmer Lodge development and the Whitchurch Playing Fields project.

Following this meeting the Corporate Director Place Shaping received twelve correspondences, regarding the Whitchurch Playing Field Project, including a letter from the Canons Park Residents Association. The main issues raised included:-

- Concerns regarding the lack of proper consultation
- The need to provide residents with information regarding the decisions which have been made by the Council
- Suggestions that the local rugby club should 'look after the playing fields'
- Suggestion that the decisions made by the Council 'fly in the face of the Localism Act and other policies'
- Proposals that local people should help to run local services and that assets should be transferred to enable this
- Concerns regarding the length of the proposed lease term
- Requests for information on how the project can be stopped

Publication of the Open Space Notice – 9 & 16 February 2012

The publication of the Open Space Notice resulted in two responses.

One respondent raised concerns about the disposal of the site without completing the planning process.

The second respondent submitted a very detailed objection, raising concerns in respect of consultation, the length of the lease, existing use, refusal of the Harrow Rugby Club proposal, the scale of development on the site and traffic related issues, with a clear request that the proposal is not allowed to proceed.

The Whitchurch Consortium Public Consultation 26th March 2012

Arrangements were made for The Whitchurch Consortium to present their proposals at a public presentation at Whitchurch School. There was publicity in the two week run up to the meeting, adverts being published in both of the local newspapers and a leaflet drop to approximately 4000 local residents, in the adjacent streets. **Appendix 1** is a copy of the leaflet distributed in the area surrounding the Playing Fields, together with a summary distribution record.

A PowerPoint presentation, provided at **Appendix 2**, was followed by a questions and answers session, with an audience estimated at 240, of which there were 131 recorded signatures.

Several senior Members of Council also attended the meeting.

Significant concerns were raised by local residents and the meeting became increasingly fractious. The information provided by the Consortium was limited, they were ill prepared to answer questions and appeared unable to articulate their proposals in an effective and detailed way. Consequently, the Community Organisations that had attended the meeting in support of the Consortium's proposals were unable to voice their support.

The meeting lasted approximately two hours and the main concerns raised at the meeting included:-

- Complaints that the Council had not consulted residents before deciding to resume the project and to select The Whitchurch Consortium as the preferred bidder
- The provision of incomplete and potentially misleading information to the meeting
- Concerns that inappropriate tactics were being used by The Whitchurch Consortium, which arose from wholly unnecessary references to potential retail and or nursing home developments on the site
- The hours of operation and the Licensed hours for sale of alcohol and public entertainment
- Noise and anti-social behaviour
- Suggestion that some weekends the site should not be used at all to give residents peace
- Traffic congestion and inconsiderate parking

- Vehicular conflicts arising from the proposed single access to the site to be shared with the school
- The size and location of the Pavilion
- The use of marquees and a failure to present a comprehensive overview of the proposed events, sporting and non sporting programme
- That no information regarding the proposed charges for the hire of the facilities was provided
- The adverse impact arising from a more intensive use of the playing fields
- Flood lighting overspill
- Flood alleviation – potential to diminish the capacity of the flood plain
- Restrictions to public access
- Existing users dislodged
- Adverse impact on property prices in the area
- Concerns that the leased term should not be greater than the thirty years referenced in the marketing information
- Potential assignment of the lease during its term
- That the consultation being undertaken was a sham and that the Council had already made its decision
- Concern that proposals received in 2009 were now out of date

For the avoidance of doubt, it was absolutely clear by the end of the meeting, that those present who had spoken at the meeting, and the majority of others who applauded many of the statements made, were robustly opposed to the proposals which had been presented by The Whitchurch Consortium.

At the presentation, residents were asked by the Corporate Director Place Shaping, to complete the available feedback forms and/or write to him by email at the Council expressing their views on the proposals.

Twenty seven Public Presentation Feedback forms were received and these are shown at **Appendix 3**.

Fifteen correspondences were received by the Corporate Director Place Shaping following the meeting. One of these contacts was supportive of the proposed development, whilst the other fourteen reiterated and emphasised the concerns which had been raised at the meeting, in particular disappointment in respect of the information provided at the Public Consultation.

Many of the emails received, included clear statements that the correspondent 'is against the proposed plans to develop Whitchurch Playing Fields'. This was augmented with many further statements that the proposal is 'against residents interests, over commercialises the area and duplicates provision provided at other nearby facilities'.

Other points made included:-

- A lack of clarity in respect of the proposed timeframe
- Concerns about litter and other pollution in the area

- The possibility for increased crime
- The proximity to houses and backgardens, of the Pavilion in particular, and the proposed pitch layout
- Why there is a need for the hospitality led facilities, in particular a function hall
- Suggestion that the proposal was an unacceptable change to the Planning Use Class
- Concern that the proposal would be detrimental to existing businesses in the area
- Concern that the project was being presented in a devious manner with material facts being glossed over

Further Officer Discussions with The Consortium

In view of the unsatisfactory and disorganised Public Consultation meeting, the Corporate Director Place Shaping called a meeting with the Consortium and The Portfolio Holder for Property and Major Contracts, at which he expressed significant concern regarding the presentation and the lack of preparation, in respect of questions which it would be reasonable to assume would be raised by residents at the meeting.

The Whitchurch Consortium confirmed their ongoing commitment to the proposal and their intention to commence a programme involving extensive door to door consultation with local residents and their suggestion to hold a Fun Day at the Playing Fields.

Door to Door Local Resident Consultation

In the week prior to the Fun Day, The Consortium carried out door to door consultation with local residents, providing more detailed information of their proposals for the Playing Fields and Fun Day. A copy of the information available to support these conversations is attached at **Appendix 5**.

Whilst conducting the door to door consultation 1,265 people signed a petition supporting the Consortium's proposals. A full copy of the petition has been provided to Cabinet Members.

The petition appears to show extensive support for the proposed development, however there are only seventeen signatories from the five surrounding streets of Wemborough Road, Abercorn Road, Old Church Lane, Cranmer Close and Green Verges. This further confirms that the residents immediately adjoining the site are particularly concerned about the adverse impacts that The Whitchurch Consortium's proposal will have for them.

At a meeting involving amongst others, the Chair of the Canons Park Residents Association and the Corporate Director Place Shaping on 23 May 2012, the Chair of CAPRA advised concerns in respect of the door to door to consultation. It is reported that The Consortium staff have presented a partial and misleading summary of the proposals for the site which has resulted in the signatures being obtained.

This view was reported to the Whitchurch Consortium's Project Manager, who has advised the Council in writing that; 'We have always endeavoured to present a fair and balanced view of the proposals to local residents. During our door-to-door consultation our staff were asked to describe the proposals of the project to residents, this included plans for the grounds, relocation of the pavilion and details of the facilities that will be created.'

Fun Day Saturday 12th May

Fun Day circulars publicising the event were hand delivered to local residents at the time of the door to door consultation and are attached at **Appendix 5**.

The Fun Day served four purposes.

- 1) To further raise awareness of the project and provide the opportunity for local residents to consult and have detailed discussions with Consortium representatives.
- 2) For The Whitchurch Consortium to demonstrate their ability to local residents to run effectively an event day far busier than that that which would normally be anticipated with the new facility.
- 3) To demonstrate that The Consortium is listening to the concerns of local residents.
- 4) To provide an opportunity for community groups to demonstrate the services that they would like to offer the Community, from the Whitchurch Playing Fields.

The Fun Day was comprised of various sporting events including; junior football tournaments, youth volleyball tournament, Stanmore Scouts Group survival challenge, martial arts, pilates, yoga classes and a cricket tournament.

In addition, Consortium managers, technical staff, sports coaches and partner groups were available to discuss their proposals aided by extensive information which they had on display. **Appendix 5** provides an overview of the proposed development.

The Fun Day appears to have been a success enjoyed by approximately 800 people, many of whom were children and young people.

However, at a meeting on 7 June 2012, representatives of the Abchurch and Canons Park Residents Associations, advised that the event caused traffic chaos in the area.

Following the Fun Day the Corporate Director Place Shaping received two correspondence presenting further objections to the proposals. The key issues raised include:-

- Skepticism of the need for this commercialisation on Whitchurch playing Fields
- Lack of information on how the Pavilion, bar, restaurant and halls for hire would be used

- Events such as tournaments and weddings causing great disruption to residents
- Continuous stress on local residents from the seven day and late evening operation
- Traffic congestion and parking problems, including on minor side roads
- The need to separate the playing field and school entrances
- The proposed development should be located on a more appropriate site
- Concern that the Council is not taking sufficient account of local residents views
- Pressures from increasing school places, traffic, housing and other developments in the wider surrounding area
- Commercialisation of a highly valued green space
- No information in respect of the lease
- Concerns about the potential for trouble late at night as a consequence of alcohol consumption in the sport bar
- Noise and light pollution
- Creation of an eyesore
- Loss of open space and unfettered public access

Additional support received for the Consortium

In addition The Consortium has received letters of support (**Appendix 6**) from the following organisations:-

Age UK
Pinnacle FC
Stanmore College
Stanmore First Scouts
Pinner Farm Cricket Club
Vernon Cricket School
Middlesex County Cricket Club
Stanmore Baptist Church
Whitchurch First School & Nursery

Petitions Received Against The Consortium's Proposals

1) A petition was presented at Cabinet on 8th March signed by 161 local residents' and calls on the Administration to:-

- i) Restart the tendering process and not rely on information obtained in 2009
- ii) Fully consult with local residents, businesses and Ward Councillors regarding the selection of the preferred bidder

iii) Ensure residents concerns, regarding the impact on traffic, security, noise pollution and use of the Pavilion are addressed before proceeding with any development on the site.

A full copy of the petition has been made available to Members of Cabinet.

There appear to be approximately 15 signatories from the five surrounding streets of Wemborough Road, Abercorn Road, Old Church Lane, Cranmer Close and Green Verges.

2) A letter and attached petition dated 1st May was received on 9th May from two residents at Cranmer Close and expressed to be on behalf of residents at Cranmer Close, Old Church Lane, Abercorn Road, Wemborough Road and Green Verges (Marsh Lane) with a list (not signed) of 124 named persons who support the request for the Council to stop and reconsider the project in fairness to the residents of the surrounding streets.

A full copy of the letter and attached petition has been made available to Members of Cabinet.

The vast majority of the named supporters are from the five surrounding streets of Wemborough Road, Abercorn Road, Old Church Lane, Cranmer Close and Green Verges.

Response to Residents Concerns

At this stage the Council needs to determine if it wishes to confirm the agreement in principle, to enable the delivery of the Whitchurch Playing Fields Project.

Although residents have complained in robust terms regarding the consultation arrangements, it is clear that there has now been wide ranging engagement with residents and community groups.

Local residents have understandably raised reasonable concerns regarding the impact on their locality should this development proceed.

Assuming that a commercial agreement can be completed to take the project forward, the process of detailed planning can then commence. This part of the project will not only confirm precisely what is to be developed and provided on the site, but more importantly the measures that will be taken to mitigate the adverse impacts on the locality.

Applications for both Planning and Licensing will be required. Both of these separate processes require consultation and decisions will be made in public at relevant Committee meetings. The proposed development can only proceed if granted approval by the Planning Committee.

There is a significant shortage of quality playing fields available to the residents of the Borough. The Council is committed to working to increase opportunities for participation in sport and recreation. Modern day customer expectations require the provision of good quality facilities, which are well managed and maintained to ensure their long term viability. In these difficult economic times this often requires commercial solutions.

Emerging planning policy is that ancillary buildings should be appropriate in scale and not detract from the open character of the site. There will need to be further pre application discussions with planning officers to ensure that any Application is compliant with all relevant policy requirements.

In addition to any approvals given by the Planning and Licensing Committees, the Council as landlord will be in a position to enforce all relevant conditions through any lease term.

The points below are noted in response to some of the environmental issues which have been raised by residents.

Flood Alleviation

The Consortium has engaged at an early stage with the Environment Agency which will influence the design proposals and reduce hard surface areas to increase infiltration thereby reducing the level of surface runoff. Such measures will be essential and will need to be agreed with the Environment Agency as a Statutory Consultee for any Planning consent to be granted on the site.

The size and location of any proposed Pavilion will be heavily influenced by the Environment Agency's findings.

The Consortium are also considering imaginative steps to link the drainage on the site with an increased bio diversity area in the south western corner of the playing fields and immediately to the south of Edgware Brook which runs across the site. There is additionally proposed enhanced maintenance to the banks and vegetation along Edgware Brook.

Light Pollution

Subject to planning consent The Consortium expect in the winter, flood lighting on the all weather pitch to be extinguished by 10pm on weekdays. Modern flood lights are designed to minimise glare to surrounding areas and it is intended that this will be further reduced by the planting around any vulnerable residential boundaries.

After consultation with local residents the proposed orientation of the pitch and flood lighting has been reviewed so as to minimise further any adverse impacts to Wemborough and Abercorn Roads.

Sound Pollution

The Pavilion will be sited at a central location within the playing fields, with the clear objective of maximising the distance from as many residential properties as possible. The design of the Pavilion can further reduce noise concerns by having no windows in the elevation facing the closest boundary along Cranmer close.

All necessary noise reduction, including electronic limiters and automatic window closing will be incorporated within the building design.

Hours of Operation and Licensing

The Council's lease conditions will ensure that all relevant Planning and Licensing conditions in respect of hours of operation, will be capable of being easily and robustly enforced through the lease conditions.

Safety and Security

The Consortium proposes additional security through a 24 hour caretaker living on site and with repairs and upgrading of the existing boundary fencing. There is a further intention to install non intrusive CCTV to facilitate site wide operations.

Parking and Traffic Congestion

When considering any Planning application for a proposed development careful consideration will be given to all relevant traffic management implications. This will include the potential combined impacts arising from other previously approved developments eg Prince Edward Playing Field, to as to ensure the implementation of effective traffic management solutions.

Residents Consultation Group

The Whitchurch Consortium has proposed that a group comprised of local residents is established, to meet with the Consortium periodically as a forum for discussion, through any planning process.

2.4 Options considered

1) **Continue Running the Site as it Currently Stands**

The existing Pavilion structure is not safe. Estimated demolition and remediation costs for the Pavilion are in the region of £80K. Currently the Pavilion is costing the Council money in terms of keeping the site safe and free from vandalism. Additionally maintenance costs of the playing fields exceed income by approximately £5,000 per annum.

The 25 acre playing fields is under utilised and clearly has potential to provide good quality modern sports and leisure facilities.

Major drainage and general maintenance improvements at substantial cost are required, if the playing fields are not to continue to deteriorate.

2) **Grant a Lease option with Service Level Agreement to the Council's Preferred Bidder, The Whitchurch Consortium.**

The grant of a lease conditional upon rebuilding the Pavilion and improving the Playing Fields, together with a sports and leisure related SLA for the benefit of local schools and the local community, would result in a substantially improved sports and leisure facility at no cost to the Council.

3) **Remarket the Property**

Officers are of the view that there is no reason to believe that a stronger preferred bidder might emerge in the event that the Council chose to re-tender particularly in the current economic climate.

Furthermore such action could well result in the Council's preferred bidder choosing to pull out having to date expended substantial sums in good faith.

Recommendation

Officers recommend **Option 2** as being the best alternative to ensure substantial inward investment to provide new and substantially improved facilities at Whitchurch Playing Fields.

By entering into a partnership with The Whitchurch Consortium on a leasehold basis, the Council are able to control development of the site and influence the subsequent operation of the facility, for sport leisure and community related uses, at no direct financial cost to the Council.

The Planning and Licensing processes, combined with the lease terms, will ensure that any development will only be taken forward in a way which is sensitive to the impacts on the local community, whilst providing much needed modern sports and leisure facilities, to be available to the entire community of Harrow.

Community Safety

The Pavilion is a relatively large and currently derelict building, which whilst protected by a perimeter fenced, and continues to attract anti social behaviour.

Legal Implications

The Council has power under section 123 of the Local Government Act 1972 to dispose of land provided that the consideration is not less than the best reasonably obtainable. Where the land to be disposed off is or includes public open space, section 123(2A) of the 1972 Act imposes a requirement for notice of the proposed disposal to be published in a local paper for two consecutive weeks and any representations received to be considered by the authority before the disposal is concluded.

Under the General Disposal Consent 2003, if the Authority wishes, it can allow up to £2M reduction on the unrestricted value in the case of a potential user who will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the Borough or its residents.

2.5 Financial Implications

There are no direct financial implications to the Council which will result from this report.

However, if the Council decides to enter into a development agreement with The Whitchurch Consortium the general fund revenue costs, which supports the existing day to day operation and maintenance of the Playing Fields, will be saved.

Furthermore the Council will be able to avoid future capital costs associated with backlog maintenance, revenue costs associated with the ongoing security and demolition of the existing derelict pavilion.

The revenue implications resulting from the savings from the cost of maintaining the playing fields and impact on the hire of sports pitches in other parts of the borough are expected to be cost neutral. The parking and traffic management policies around the area mentioned above, will be considered in line with outcome of the Council's parking review.

The risks around the consortium defaulting either during construction of the pavilion or thereafter needs to be duly considered and managed as part of the lease agreement. This will be considered in a separate cabinet report.

2.6 Performance Issues

The Council's corporate priorities will not be negatively impacted by any leasing arrangement.

Officers do not consider that the proposed change would have a significant effect on any Performance Indicators.

2.7 Environmental Impact

The proposals will lead to a greater intensification of use of the playing fields which will inevitably lead to issues relating to noise /light pollution increased traffic and concerns over the effect of development on a designated Environment Agency flood plain.

All the above matters will be considered and controlled through the Planning and Licensing processes and conditionality in the lease documentation although the proposal to locate the new Pavilion more centrally within the site away from the boundaries will help to mitigate many concerns.

2.8 Risk Management Implications

Risk included on Directorate risk register? No

Separate risk register in place? No

Officers do not consider that there to be any risk implications associated with this proposal.

2.9 Equalities Implications

By consulting with all interested community groups and by the preparation of informative tender documentation highlighting the requirements of an effective bid will ensure that all groups are treated fairly.

Whitchurch Consortium's mission statement as a community and sports organisation is to bring members of the local and wider community together by providing multi facility sports and leisure activities as well as educational and social opportunities.

The Consortium's vision is to have a community sports and social club accessible to all with no barriers to membership.

The proposals are consistent with Corporate Estate's existing Disposal of Property Policy and Officers do not consider that the disposal will have an adverse impact on any of the protected equality groups.

2.10 Corporate Priorities

The Proposal will not impact on any National Indicators, BVPIs or KPIs but this action will contribute to improving the management of the Council's Assets; both Use of Resources and Comprehensive Area Assessment require the Council and its partners to demonstrate improvement and innovation in Asset Management.

In terms of the Council's Corporate Priorities the report's proposals and recommendations contribute to:-

- Keeping neighbourhoods clean, green and safe.
- United and involved communities: A Council that listens and leads.

Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="checked" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 8 June 2012		
Name: Matthew Adams	<input checked="checked" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 8 June 2012		

Section 4 – Performance Officer Clearance

Name: David Harrington



on behalf of the
Divisional Director

Date: 21 May 2012

Partnership,
Development and
Performance

Section 5 – Environmental Impact Officer Clearance

Name: John Edwards



Divisional Director
(Environmental Services)

Date: 18 May 2012

Section 6 - Contact Details and Background Papers

Contact: Andrew Connell
Senior Professional - Estate Development
Corporate Estate
Place Shaping Directorate
d/I 0208 424 1259 x2259 andrew.connell@harrow.gov.uk

Background Papers:

- 1) Cabinet Report - 13 November 2008
- 2) Cabinet Report & Resolution - 17 November 2011
- 3) Public and Councillor Questions – Presented at Cabinet
- 4) Call-In Sub-Committee Report and Decision – 5 December 2011
- * 5) Petition supporting the development of the Whitchurch Playing Fields from The Whitchurch Consortium's door-to-door consultation.
- * 6) Petition opposing the development of Whitchurch Playing Fields presented at Cabinet on 8 March 2012.
- * 7) Letter from two residents at Cranmer Close and attached petition dated 1 May 2012.

* These papers are exempt from publication on account that they contain information relating to individuals.

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

NOT APPLICABLE

[Call-in applies]

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The Whitchurch Consortium, preferred bidder of Harrow Council kindly invites you to attend a Public Presentation on

MONDAY 26TH OF MARCH 2012 at 7:30PM

To be held at

WHITCHURCH FIRST SCHOOL (MAIN HALL)

WEMBOROUGH ROAD, MIDDLESEX HA7 2EQ

What is the background to this issue?

Harrow Council invited initial expressions of interest in January 2009 from community users / local sports clubs and / or Leisure Organisations to enter into a Partnership Agreement with the Council for the refurbishment/ construction of a Pavilion and operation and management of the playing fields. In November 2011 The Whitchurch Consortium were selected as the Council's preferred bidder. The grant of a lease of the property and playing fields will be offered subject to a Service Level Agreement and Planning Permission being granted, providing access to sports and leisure facilities for the benefit of residents of the Borough.

What/Who are The Whitchurch Consortium?

The Consortium includes individuals who have extensive experience of community regeneration project work in the provision of multi-facility sports and leisure activities, and in addition draws upon expertise in design, construction and facilities management.

Working in partnership with local schools, colleges, sports teams, community organisations, social clubs, charities and many more, The Consortium will provide facilities, management and financial resources for these organizations to develop projects and programmes reflecting local needs and wishes.

We are driven by a desire to enable communities to have easy and affordable access to sporting and leisure facilities through projects which are inclusive, environmentally friendly and sustainable. We have a strong track record in inclusive activity in terms of meeting needs of a broad range of interests, needs and ages as well as valuing cultural and ethnic diversity.

I would like to know more about your proposals

This leaflet has been delivered to households in the neighbourhood, as well as to Schools, Community Groups and elected Members.

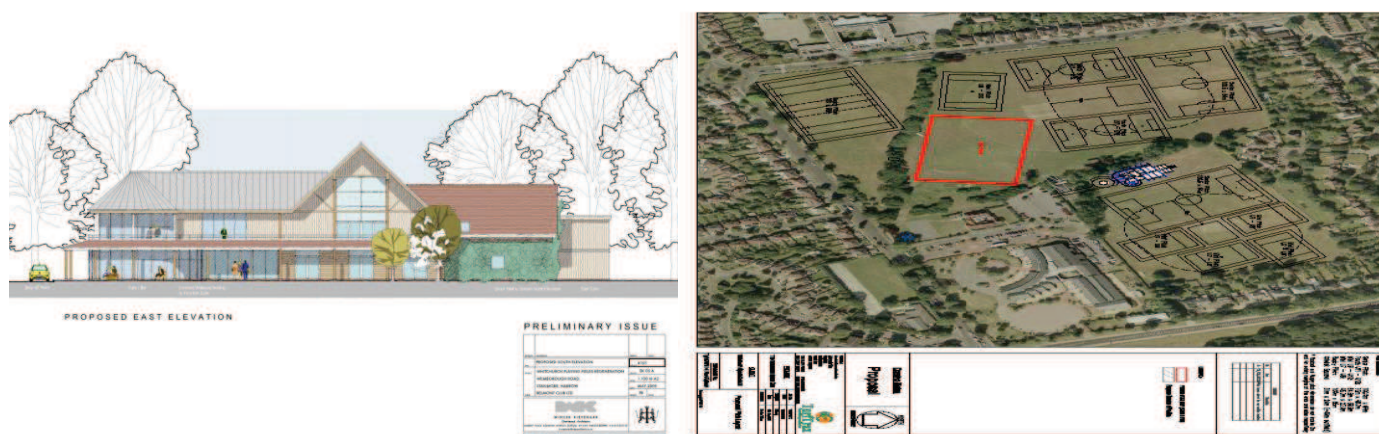
Please join us from **7:00PM on Monday 26th March 2012 at Whitchurch First School**, where you can study display boards and read further literature describing our proposals (outlined overleaf), along with opportunities for you to ask questions and record your views about our suggestions, light refreshments will also be available.

At **7:30PM** members of The Consortium will carry out a short presentation describing the proposals and our philosophy to providing community facilities, followed by a Question & Answer session.

Our Vision and Proposal

- Regeneration of the playing fields by installing new drainage, levelling and reseeded
- Construction of a new community hub at the centre of the playing fields, with a range of eco-friendly and sustainable features
- Secure the perimeter fencing, install extra surveillance cameras and have 24-hour on site security
- Address current flooding issues, by consulting with the EA, planting more trees, easing flow of the stream and creating a natural pool as a possible containment
- Reducing current traffic issues by creating an extra 150 parking spaces, looking at the option of another entrance on Marsh Lane, installing secure cycle racks and promoting less car usage
- The community hub will be open to all, with a nominal lifetime membership fee and provide facilities such as cafe, restaurant/bar, gym, training room, function/sports hall, health and beauty clinic, child care centre etc
- Invite local businesses and start-up companies from Harrow to run different aspects of the hub
- Give the opportunity for organisations like The Prince's Trust, Age UK and local authority departments to run programmes and workshops from the site for the local community
- The grounds will have provision for sports such as football, cricket, tennis, basketball, netball, athletics and sand based sports.
- Pitch hire and use of the playing fields will be free to schools and heavily subsidised for local teams and organisations, by income generated by the hub
- Creation of a woodlands/eco area, with an extra 400 trees planted and landscaped gardens for dog walkers and residents to use, as well as an organic recycling and agricultural area for educational purposes.

Below is the design for the new community hub and proposed pitch layout for the grounds.



Your views are important to us and we are very keen to hear your ideas and thoughts on the proposals and how they can be improved. Therefore please do attend the public presentation and share these views with us.

In addition, if you are a local resident to the project or community group that could be significantly affected by the project and want to be involved at an early stage, but are unable to attend the presentation, we are happy to meet with you by appointment. Also if you would like to comment further on the above, or have concerns, or want to send us your ideas which could be incorporated in the project, we would be delighted to hear from you.

The Whitchurch Consortium

C/o Cavendish Rowe
32 Craven Road
London W2 2QA

Email: info@whitchurchfields.com

Please also check our website for further details: www.whitchurchfields.com

Day & Date: Monday 19 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Longcroft Road	1	36	10:00	10:38
Cloyster Wood	28	14	10:38	10:43
Cornbury Road	36	2	10:44	10:55
Watersfield Way	2	48	10:56	11:06
Cheyneys Avenue	2	154	11:07	11:37
Du Cros Drive	67	1	11:38	12:10
Talman Grove	1	32	11:12	12:33
Howberry Road	128	2	12:35	13:22
Peters Close	24	2	13:24	13:30
Howberry Road	1	55	13:40	14:00
Station Parade / Above shops	1	23	14:00	14:20
Whitchurch Lane	68	334	14:23	14:50
Green Verges	1	17	14:55	15:00
Silverston Way			15:00	15:20
Marsh Lane	184	96	15:20	15:50
Wemborough Road	19	77	15:50	16:05
Dean Gardens	1	75	16:15	16:45
Garden Court	1	8	16:00	16:15

Day & Date: Monday 19 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Belmont Lane	1	97	10:35	11:07
Belmont Lane	64	48	11:08	11:15
Oaktree Close	12	no number opposite	11:16	11:33
including Acorn Close				
Belmont Lane	40	Cottages	11:34	11:46
including Traley Crt				
Quadranglemons	12	1	11:48	11:54
Golf Close	1	29	11:56	12:14
Courdens Mews	8	28	12:15	12:27
Belmont Lane	6	Strawberry Cottage	12:28	12:34
Old Church Lane	76	50	12:36	12:48
Wolverton Rd / Savornare Crt	2B	12	12:48	13:28
Old Church Lane	4	42	13:30	13:38
Lindeth Close	1	18	13:38	13:43
Old Church Lane	30	Br Sq	13:44	13:48
September Square / The Seasons			14:08	14:37
Larimer Close & other flats			14:37	15:08
Gordon Ave	1/2	34	15:22	15:37
Abercorn Rd & Schools	21		15:37	15:52

Day & Date: Wednesday 21 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Wemborough Road	81	135	09:15	09:30
Wemborough Road	126	80	09:35	09:45
Coledale Drive	2	60	09:50	10:05
Coledale Drive	4	21	10:35	10:40
Kynancu Gardens	2	94	10:10	10:45
Kynancu Gardens	93	1	10:45	11:00
Coledale Drive	19	9	11:00	11:06
Braithwaite Gardens	2	92	11:06	11:25
Braithwaite Gardens	91	1	11:25	11:50
Coledale Drive	7	1	11:50	11:55
Gyles Park	2	1	12:05	12:35
Bramble Close			13:20	13:55

Day & Date: Monday 19 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Longcroft Road	2	40	10:00	10:38
Cloyster Wood		1	10:38	10:53
Cornbury Road	35	3	10:53	11:00
Watersfield Way	1	31	11:00	11:15
Cheyneys Avenue	1	117	11:15	11:36
Du Cros Drive	70	Pembroke Lodge	11:36	12:14
Talman Grove	76	38	12:14	12:29
Howberry Road	109	57	12:29	12:45
Peters Close	37	1	12:45	12:55
Wychwood Avenue	89	76	12:55	13:20
Wildcroft Gardens	17	14	13:20	13:30
Wychwood Close			13:30	13:48
Howberry Close	2	1	13:48	14:01
Station Parade: shops	23	Cannon Park Station	14:01	14:11
Whitchurch Lane	295	313	14:11	14:21
Marsh Lane	National Grid		14:21	16:05
Elizabeth Gardens	Flats 1 & 2	Flats 14	14:45	15:00
Merryfield Gardens	Flats 31 & 32	Flats 1 & 2	15:00	15:41
Beechtree Close	Flats 1 & 2	Chatsworth Crt	15:41	15:46

Day & Date: Monday 19 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Abercorn	20	1	10:30	10:30
including 86, 87 & Church	86	87 & Church	10:30	11:03
Alciun Crt	14	6	11:03	11:23
Old Church Lane	99	141	11:23	12:00
Old Church Lane	130	80	12:00	12:50
Cranmer Close	4	9	12:50	13:05
Lansdowne Rd	5		13:05	13:40
The Ridgeway	74	33	13:40	14:00
Elm Park	87	81A	14:00	14:10
Bernays Close			14:10	14:15
Naresdy Fold			14:15	14:20
Barn Crescent	1	13	14:20	14:35
Old Church Lane	81	43	14:35	15:00

Day & Date: Wednesday 21 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Bush Grove	1	81	09:08	09:30
Thistlecroft Gardens			09:30	10:00
Lamorna Grove	1	63	10:00	10:05
Broadcroft Ave	56	2	10:05	10:20
Crowshott Avenue	64	2	10:20	10:40
Peareswood Gdns	1	23A	10:40	10:45
Anmersh Grove	1	63	10:45	10:55
Ladycroft Walk	64	2	11:00	11:10
Crowshott Avenue	25	39	11:15	11:25
St Andrews Drive	106	2	11:40	12:00
St Andrews Drive	1	105	12:05	12:25
Bromfield	52	30	12:30	12:50
Honeypot Lane	121	621	13:40	14:10
Dalston Gdns	109	47	14:10	14:25

Day & Date: Wednesday 21 March 2012

Road name	Property no. started at	Property no. finished at	Start time	End time
Broomfield	24	2	09:00	09:20
Broomfield	1	33	09:20	09:35
Maychurch Close	1	15	09:35	09:45
Crowshott	57	83	09:45	10:05
Bunnel Grove	1	43	10:05	10:15
Culver Grove	143	91	10:20	10:45
Derwent Crescent	60	2	10:45	10:55
Derwent Crescent	1	47	10:55	11:06
St Andrews Close	1	16	11:10	11:20
Crowshott Avenue	87	125	11:25	11:47
Crowshott Avenue	94	2	11:50	12:10
Pickett Croft	1	25	12:10	12:15
Lyon Mead	76	2	12:17	12:32
Lyon Mead	1	55	12:32	12:45
Wigton Gdns	1	47	13:45	13:55
Aldridge Ave	130	60	13:55	14:00
Aldridge Ave	101	61	14:00	14:15
Dalston Gdns	1	45	14:16	14:25



Whitchurch Pavilion and Playing Fields Public Consultation 26th March 2012

Our discussion this evening

- The process
- The issues to address
- Who we are
- Our philosophy and beliefs
- Our proposals in detail
- Adding value to all
- Proposed timetable
- Questions and discussion
- Please record your comments before leaving

The process

- Thank you for your attendance and interest
- Please record your responses to the proposals
- Today is only part of the process
- Earlier discussions with Council Planning Officer at Pre Application Stage, Community Groups from 2009
- The summary of comments and your responses will be forwarded to the Council for consideration by Cabinet
- The formal planning process addresses issues like parking etc

The issues to address

- Old Pavilion is derelict and unfit for purpose
- Current facilities are limiting and of poor quality
- Poor drainage on pitches
- Fields fail to meet their full potential
- Sport participation is low within the Borough
- Lack of investment over the years during uncertainty
- Ongoing liability to the Council
- To do nothing is not an option

The Consortium

Whitchurch Fields Consortium Ltd

- Blake Hall Club – Spearheading the bid, Sports Club Management
- Cavendish Rowe – Legal and Planning
- Runwood Homes/Lasserton – Health and Social Care/Construction
- Some of us are Borough residents

Our external partners

- Wincer Kievenaar – innovative architects with experience of similar projects
- Turftrax – Ground contractors
- The Prince's Trust - youth projects/education and sport
- Age UK Harrow – elderly in activity, IT Projects, Health Programmes

Our philosophy and beliefs

- A commitment to partnership working
- A desire to address health inequalities and social exclusion
- A belief that Community facilities should be affordable and accessible
- Enhancing access to sports
- An enabler of the local community users
- An environmental awareness and commitment
- An intergenerational commitment

Our proposals in principle

- Make the fields the “home” of the Community rather than the “home” of a specific club or clubs
- Are modest in scale yet ambitious enough to make a real difference
- Are fully funded and realistic
- Promote sports opportunities for all ages
- Ensure fields and facilities are open to whole community with year round usage

Our proposals in principle (continued)

- Reflect concerns of current users
- Anticipate concerns of neighbours and seek to reflect them
- Protect the access of existing users
- Are founded upon a “membership scheme”
- Make a priority the need for a safe and managed environment for neighbours

Our proposals specifically

- Invest approximately £3m
- Improve fencing
- Enhance planting
- Increase parking by 150 car spaces and cycle racks to address traffic congestion
- Address issue of pavilion security/appearance
- Establish security presence to manage the site
- Pitch configuration to optimise usage
- Include 3G pitch with floodlighting
- Environmental project agricultural area/Gardens/Wetlands



Our proposals specifically(continued)

- New two storey pavilion building
- Changing rooms and showers
- Gymnasium, fitness and training room
- Sports & Injury clinic
- Child care centre
- Multipurpose sports function room
- Cafe, restaurant/bar area with views of playing fields

Adding value for all

- Community hub for both sport, educational and leisure use
- Improved pitches for use by schools, community and local sports clubs
- New changing facilities, gymnasium, cafe/bar and multi purpose sports function room
- A facility for the community to meet in, to be proud of and use
- Long term partnership with the Council, freeing them up for funding priority services

Recognising concerns

- Use of site restricted by covenant
- Opening hours to minimise traffic flows
- Consult closely with Environmental Agency
- Reassurance on accessibility to facilities regarding pricing
- Pavilion located furthest from housing
- Planning and licensing processes build in consultation and safeguards

Proposed timetable

- Consultation continues from today
- Cabinet decision Spring 2012
- Formal planning application and completion
December 2012
- Commence construction 2013
- Seeding pitches and drainage improvement
April-June 2013

Your opportunity to shape a new facility

- Please share your views so that we can understand what is important to you
- We will try to adjust proposals wherever possible to reflect your views

THANK YOU

APPENDIX 3

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing? *NONE. The current level of use of the fields does not impact on us, as residents of Wemborough Road overlooking the field directly. We do not consider that any improvements are urgent or pressing. We would be happy to see them continue to serve local schools and clubs as they have done for many years.*
- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address? *The sporting and social needs of residents seem to be adequately addressed at present. Any proposed project should consider residents right to peacefully enjoy the aspect from their properties and should avoid further disadvantage to them by unreasonable increased disturbance, noise and pollution, from TRAFFIC, and from increased access to, and use of, the facilities proposed.*
- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future? *We consider that the proposed mix of sports would be more than adequate*
- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future? *We understand that some non sporting activities should be desirable but not at the detriment of residents enjoyment over long hours, or the breaching of covenants.*
- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced? *YES*
We have a number of important concerns - Please see attached sheet A1

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address WEMBOROUGH ROAD STANMORE HA7 2EA

Tel: _____ Email: _____

I would like to discuss these proposals in more detail Yes/No

Al.

The magnitude of the project appears too large for the suburban location and the site for a number of reasons.

Certain details of the proposal have not been made clear, as yet.

- 1/ Due to the 3 km cost (with potential overruns) being required to be repaid in 12 to 15 years, the business will not only have to fund the repayments to the considerable capital outlay but also to subsidise the pitch hire and playing field use for schools and local teams. This will require maximum use of the facilities to drive the necessary cash flow and will result in continuous use and disturbance over long hours (week and weekend) of the surround and local residents, who have chosen to live here and have done so for many years.
- 2/ TRAFFIC FLOW & PARKING in Wembourgh Road will increase from vehicles trying to access the site and its CAR PARK
- 3/ NOISE will be increased
From and from PAVILION facilities
Spectators at SPORTS FUNCTIONS
ROAD TRAFFIC NOISE
- 4/ POLLUTION / and unfortunately LITTER from increased traffic and crowd flow
- 5/ Appearance / Screening of site / location screening of CAR PARK have not been shown on PLAN
- 6/ Floodlights - time of switch off not stated - 9 pm?

CONCLUSION

For reason of the above considerations we object to the proposal on the grounds that it would be disproportionate.

1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

- Enforcement of planning conditions and service level agreement
- Lack of consultation with Stakeholders such as the Honey Pot Lane Play Group (tenants of Scout Hut)
- Concern that developer is co-ordinating consultation (when not imp)

2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- Flooding mitigations
- Traffic impacts minimised
- Noise/visual impacts minimised

3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- Opportunity for Honey Pot Lane Play Group to be afforded space (at reasonable cost).

5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

- Consultation process (2 summary of consultation) should be subject to independent scrutiny (by Council Officers).

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

[Stammore]

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____ Sandymount Avenue, Stammore HA7 4UA

Tel: _____ Email: _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Drug users & motor bikes on the field

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

How much it's going to interfere with daily routine. Noise levels (pavilion & fields) and traffic

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Swimming

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Community projects such as fund raising related sports activities

- 5) ^② Do you have any specific concerns about the proposals that have been listed above. ^① In what ways could these concerns be addressed or reduced?

① with it not happening at all
② pavilion noise, 39 pitch lights, don't want high fences

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☒

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address Old Church Lane, HA7 2RR

Tel: _____

Email: _____

I would like to discuss these proposals in more detail ^③ Yes/No

as a member of the Abchurch residents association.

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Removal of derelict pavilion

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Security - removal of pavilion and therefore reduction of criminal activity, vandalism etc.

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Not bothered but an area suitable for walking would be desirable.

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Conservation areas, woodland/wildlife etc.

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

Access to woodlands bearing in mind perimeter fence.

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address 105 Belmont Rd, Harrow, HA3 7PL.

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No ☒

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

They look terrible !

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Good sports facilities, facilities for their children

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Boxing !

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

Good to see more sporting facilities being built in the borough

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other *Would definitely use these facilities*

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____

Byron Rd, HA3 7TD

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

DRUG & SOLVING ABUSE

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

EXTRA PARKING

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

BASKETBALL RANDBERS
VOLLEYBALL
SOFTBALL

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

BLACK & WHITE MOVIE CLUB
DUKE OF EDINBURGH AWARD SCHEME

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

LACK OF PARKING

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address 1 ABERDEEN ROAD, WOODSTOCK HA3 7NF

Tel: _____ Email: _____

I would like to discuss these proposals in more detail ☒ Yes ☐ No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

I used to go to the school and the grounds have been left to ruin.

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Good open space, beautiful garden
Somewhere to take children. No Dogs

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

More activities for girls.
tennis, netball

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

gardens

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

Glad Council is finally doing something. Looking forward to it

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address Flat 1, Balmoral Ct, Priory Fields Drive, t

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No ☒

1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

- The old pavilion needs to be demolished - lot of anti social behaviour.
- Pitches in a terrible state

2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- Secure grounds, no littering, and dog mess.
- Cafe and meeting place would be nice.

3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

- Cricket, football, tennis.

4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Gardens, woodland area, somewhere to socialise
Cafe or restaurant - gym would be great

5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

- I think this is a great idea, would really benefit the
- As long as license for bar is restricted will be

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address Balmoral, Priory Fields Drive, Edgware HA8

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Concerned that the facilities will end up concentrating on football pitches for groups travelling in by car, and 'elite' traditional participants.

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

would like to see more diverse participation in sport e.g. women and ethnic groups who don't normally join in. Not only white, young males. Needs to be welcoming to all. E.g. have netball, women's football

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

See above, + basketball, athletics, tennis.
'Trim trails' for older residents. Could be a base for local clubs e.g. running, yoga, walking.

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Cultural facilities e.g. dance, band practices
Opportunities for volunteering, training young people.

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

Lack of parking - would need dedicated space.

Playing football during unsocial hours - limit night usage

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other resident nearby road (Lansdowne), and my children
use fields with Scout group.

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address LANSDOWNE ROAD STANMORE HA7 2SA

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No if need be.

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

1. BRISTOL PAVILLION

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

NOISE. PERSONALLY I LIKE TO HEAR PEOPLE ENJOYING PLAYING SPORT. BUT THOSE WITH SMALL CHILDREN MAY HAVE PROBLEMS GETTING CHILDREN TO BED/SLEEP IF PLAY GOES ON LATE IN THE NIGHT. THIS APPLIES TO PAVILLION, PERHAPS TWO STOREYS ONLY

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future?

ALL SPORTS. INCLUDING CRICKET NETS IN AND OUT OF THE PAVILLION

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced? NONE! THIS COUNTRY NEEDS TO WAKE UP. THE PROPOSALS WILL BRING MUCH NEEDED WORK TO THE AREA; AS WOULD THE THIRD RAILWAY AT THETTERLOW AND THE NEW LONDON - BIRMINGHAM RAIL LINE WITH ALL ITS PROSPECTS.

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☒

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address: BRANKS GROVE RD EDGWARE MIDDLE HARBOR

Tel: _____

Email: _____

I would like to discuss these proposals in more detail ☒ Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Current facilities are non-existent, someone needs to throw plenty of money at the playing fields.

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Parking (traffic) flood lighting for 3G pitch
noise pollution.

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Boxing, athletics.

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Book club, cookery course.

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

no, great idea

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

11

Immediate neighbour to Whitchurch Fields

1

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

Representative of other Local Organisation

11

Other Boxing Judge and coach, Bushey Boxing Club.

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address Septon Avenue, Harrow HA3 5JP

Tel: _____ **Email:** _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

NONE

I HAVE NO CONCERNS ABOUT CURRENT FACILITIES

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

NONE

THE SITUATION WITH THE FIELDS AT PRESENT IS SATISFACTORY

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

NONE

ALL THE PROPOSED FACILITIES ARE ALREADY COVERED FOR LOCALLY

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

NONE

ALL THE PROPOSED FACILITIES ARE ALREADY COVERED FOR LOCALLY.

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

I HAVE MANY CONCERNS - MOSTLY INCREASED TRAFFIC AND NOISE AND LOSS OF CASUAL FIRE USE OF OUR GREEN SPACE.

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address WEMBOROUGH ROAD

Tel _____

Email: _____

I would like to discuss these proposals in more detail Yes/No

☒ Yes ☐ No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Not very secure - broken fences.
- Litter on the floor
- Not safe

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Eton Fives - Not messy popular non-motor

Table Tennis

Mini Golf
Acrobatics

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Play area for kids, could include swings, slides, etc.
Benches, etc

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced? No.

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____

Tel: _____ Email: _____

I would like to discuss these proposals in more detail Yes/No

1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

- Litter
- Uneven playing field

2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

- Football
- Table tennis (Indoor)
- Tennis
- Archery
- Badminton
- Basketball

4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- Children's playground
- Skate park
- Benches

5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____

Tel: _____ Email: _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Derelict partition needs replacing with an upgrade in facilities

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Leisure - adults as well as young people
Area for pleasant walks not just for dog walkers

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Football, Basketball, Table Tennis, Rugby, Chess

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

future?
Neighbourhood meetings - Fitness like Zumba, Mum & tot
Office meetings - Fundraising for charitable work, Bpif.
Workshops - Support for local organisations

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced? *That users who cause slowed the*

Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced? That users who have served the community for several decades will be priced out. Guarantees that long standing users will not be priced out through pricing.

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities



Immediate neighbour to Whitchurch Fields



Other Harrow Borough resident



Representative of Local Sports Organisation



Representative of other Local Organisation



Other Local Cancellation

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____

Tel: _____ **Email:** _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Very limited facilities and no Hall or gym etc

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

1. Traffic
2. Security
3. Beauty of the area to be retained

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Badminton, Hockey

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Use of Hall for Local Group
No Bar facilities should be granted

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

Improve the current fields if possible
Build a new changing / sports changing rooms etc

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address ST. ANDREW DRIVE, STANNORPE

Tel: _____ Email: _____

I would like to discuss these proposals in more detail Yes/~~No~~

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing? The grass because

What if the ball hits the window because

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future? cricket table tennis football

future. cricket, table-tennis- football, golf, base ball, and tennis

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future? Drinking water

Basketball

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

We writing a letter to you.

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

11

Representative of other Local Organisation

11

Other NO

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address dohbin close hasrow

Tel: (

Email:

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

NONE

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

LEAVE THE OPEN SPACE FOR RESIDENTS AS IT IS

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

NONE

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

NONE

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

THE WHOLE PROPOSAL FOR CHANGING THE WHITCHURCH FIELDS SHOULD BE DROPPED AND LEFT TO THE RESIDENTS AS IT IS NOW

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____

Wemborough Road, Stanmore, HA7 2EF

Tel: _____

Email: _____

I would like to discuss these proposals in more detail ~~Yes~~/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

I live on the back of the field in OCL - I am concerned about noise + light ~~and~~ pollution.

[Right now there is neither!]

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Creation of a woodland environmental space -
• similar to the nature reserve created in Barnes

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

Tall, solid block of trees to reduce sound pollution and no flood lights

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

☒

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address _____ Old Church Lane

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No

Please contact me to discuss urgently

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

A public ground for SSC but most people litter and abuse the local park.

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

All

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Elon gives Table tennis etc.
Squash

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

People may abuse the facility

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

7

Other Harrow Borough resident

7

Representative of Local Sports Organisation

7

Representative of other Local Organisation

7

Other Play for SSC

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address clonard way natch end, Pinner HAS11BT

Tel: _____ **Email:** _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

N/A

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

TENNIS please see my email of the 26/3/2012

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☐

Immediate neighbour to Whitchurch Fields

no but very near!

☐

Other Harrow Borough resident

☒

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address 1 WYCHWOOD CLOSE EDGWARE MIDDLE HARBOROUGH

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/~~No~~

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Currently there are safety concerns, in regards to litter on the pitch, (broken bottles, cans) and dog litter.

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Access to the field should allow local people to use, and consideration for noise reduction.

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

Cricket pitch, football, all weather surface, plus a kids play area.

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

Cafe, Gym, function hall,

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

NO

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address GRAVELEY AVE, BOEHAMWOOD, WDG 2NH

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

Traffic congestion.
details of the facilities and times of

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

The profitable of project, what

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

Immediate neighbour to Whitchurch Fields

Other Harrow Borough resident

Representative of Local Sports Organisation

Representative of other Local Organisation

Other _____

Andrew.
freelance@harrow.gov.uk

☐
☐
☐
☐
☐

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _

Address _

LYON MEADE HAT HZ

Tel: _

Email: _

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

HEALTH - SAFETY - LITTER

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

PLANNED SPORTS
- FOOTBALL
- CRICKET

- RUNNING TRACK
- TABLE TENNIS
- POOL

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced?

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

☒

Immediate neighbour to Whitchurch Fields

☐

Other Harrow Borough resident

☐

Representative of Local Sports Organisation

☐

Representative of other Local Organisation

☐

Other _____

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address 'BRAMBLES' NEWBERRY DRIVE, NORTHWOOD, MIDDLESEX HA10 2NT

Tel: _____

Email: _____

I would like to discuss these proposals in more detail Yes/No

- 1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing? *Perimeter fencing should be*

- 2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

- As there is an UK agency whereby Stan Brown needs a proper CURRICULUM ACTIVITY Field at the moment they use both of school AND NO. 15 IS HIGHLY DANGEROUS AND NOT TO BE DEALT WITH AS A
- 3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the

- future NO FLOODLIGHTS - AS YOU HAVE RESIDENTIAL HOMES SURROUNDING THE WHOLE AREA, NOT OPEN LAND WHICH OBVIOUSLY WOULD MAKE PROJECT MORE FEASIBLE AS YOU WOULD NOT BE AFFECTING RESIDENTS LIVES. AS YOU DEFINITELY WOULD BE IF THIS WENT AHEAD. SPORTS FOR SCHOOLS MENTION

- 4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future? *Just keep for community*

- 5) Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be addressed or reduced? NOISE POLLUTION, FLOODLIGHTS - ESPECIALLY AS IN MIDDLE OF RESIDENTIAL AREA. ALSO NOISE POLLUTION ETC CAN ALSO AFFECT RESIDENTS, QUALITY OF LIFE

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities

Immediate neighbour to Whitchurch Fields

Other Harrow Borough resident

Representative of Local Sports Organisation

Representative of other Local Organisation

Other Resident FOR OVER 35 years

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name _____

Address BELMONT LANE STANMORE

Tel: _____ Email: _____

I would like to discuss these proposals in more detail Yes/No

AS I HAVE NOTICED THAT STANBURN ELM SCHOOL IS NOT ON THE CONSORTIUM'S LOCAL SUPPORT, 68 PARTNER GROUPS FOR THE PLAYING FIELDS. WHY NOT?? SANITATION'S AND FUTURE

HA21 comments on Whitchurch Playing Field

Response to Consultation Questionnaire

1. What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

The presentation states “old pavilion is derelict and unfit for purpose”. This is a euphemism, and fails to state that the condition of the pavilion is the consequence of years of neglect. All buildings can be kept serviceable if there is the will to do so, and their internal services can be modernised – often the most economical procedure. Harrow Council neglected the pavilion and drainage on the site for many years, hence is obliged to opt for demolition and replacement – a more costly option, but the only one open to us.

The damage caused by the years of neglect needs to be reversed, and the site should continue in use as a playing field, with the grass area substantially retained, with proper provision for changing and refreshments for the teams playing there (but see 2 below).

2. What needs of residents should the proposed development of the Whitchurch Fields seek to address?

Blake Hall’s sports centre in Wanstead is surrounded by woods, a lake and Wanstead Golf Course. Its website describes it as secluded. It has direct access to the A114 and A116, and has no housing nearby. This location is able to host events up to 2 a.m. or later, without causing any disruption to the neighbourhood from music at the events or from traffic leaving them.

The differences between the Whitchurch Playing Field and Blake Hall at Wanstead are substantial, and the successful business model at Wanstead with evening and late events is not appropriate for Whitchurch, as it is certain to cause severe disruption to a much more populated neighbourhood.

Whitchurch Playing Fields are surrounded by housing, and the proposed access is from Wemborough Road, whose residents are already inconvenienced by school runs to Whitchurch School. Abercorn Road residents have the same experience with Stanburn School. Harrow Council require schools to produce School Travel Plans but these make no difference to pupils’ travel arrangements. Consequently residents have no confidence in the undertakings given when developments take place as they can see they are never fulfilled. An undertaking was given at the meeting that the opening hours for the sports complex would not coincide with school travel times – this is credible for the morning but unrealistic for the afternoon.

Harrow Highways dept. has identified safety concerns and have ruled against access to the proposed complex from Marsh Lane, but there was the suggestion at the meeting that this could be reversed. The lane that gives access from Marsh Lane is 2.9m wide – with verges 8.8m – very inadequate as access for a busy site.

The concerns residents have are traffic, noise and disturbance from the pavilion with events at first floor level till a late hour, and disturbance as participants leave.

3. What specific sports would you like to see made available at the Whitchurch Playing Fields and the new pavilion in the future?

The existing grass area lends itself to football, cricket, hockey, rugby and a grass running track. A floodlit astro pitch could accommodate football or hockey – would need careful location, good lighting and proper management to prevent any nuisance. Tennis courts? Bowling green? Badminton, squash, basketball inside?

Site could host borough or school sports days, Harrow Marathon, St. Luke's Hospice run.

4. What specific non sporting activities would you like to see made available at the Whitchurch Playing Fields and the new pavilion in the future?

Consider the fields are suitable to host Under One Sky (which is homeless now the Kodak sports field is scheduled for development).

Stanmore Baptist Church have held holiday clubs in the fields – this use could resume.

Suitable for Scout or Guide camps.

Welcome creation of woodlands and eco area, composting and educational area, but the proposal includes dog walkers. If the dog owner is disciplined and cleans up dog mess, and if the activity is restricted to the woodlands area, then it can be managed reasonably, but exercising dogs is incompatible with a sports field – sportsmen should not be expected to come into contact with dog mess. This will need proper management!

What arrangements are proposed for access by pedestrians? Desirable for Sai School, Baptist Church and 1st Stanmore Scouts to have convenient pedestrian access (as they are some distance from the Wemborough Road entrance – probably be necessary to restrict times these entrances are open to reduce the risk of unsocial behaviour.)

5. Do you have any specific concerns about the proposals that have been listed above. In what ways could these concerns be modified or reduced?

We welcome the proposed use of a permeable surface and Grasscrete for the car park and overflow car park, and the provision of cycle racks.

However we note that of the 17 local supporting organisations listed, only 4 have easy access to the site – the remainder will need to travel from other parts of the borough or beyond, and are likely to do so by car.

We are concerned about the basement in the pavilion, which is certain to affect the water table and to risk flooding in the neighbourhood. Whitchurch School experienced flooding early in its life, and the character of the area is obvious - part of Stanmore Marsh and adjoining Marsh Lane.

The illustration showed the pavilion with a standing seam metal roof. It should be possible to install photovoltaics – would certainly be desirable to do so – a building in regular use is best able to benefit from this technology. Possible use of heat pumps in the building? Rain-water harvesting, or re-use of grey water?

A problem that has not been recognised to date is that Barnet Football Club intend to move to the Hive (formerly Prince Edward Playing Fields), ½ mile away along Whitchurch Lane. Barnet are a Football League club in Division 2, and plan to move after the 2012-3 season. It is possible to gain access to the ground from Whitchurch Lane, but it is not clear whether this entrance will be permitted, encouraged, discouraged or banned. Hence it is impossible to tell whether there will be football traffic in Whitchurch Lane, which will conflict with traffic to the Whitchurch Playing Fields. Has this potential difficulty been recognised?

How would you describe yourself?

Other Harrow resident, and

Representative of other local organisation

I would like to discuss these proposals in more detail

15 minutes

Arvind

xxxxxxxxxxxxXXXXXXXXXXXXxxxxxxxxxxxx

The Whitchurch Fields

Email: info@whitchurchfields.com

Tel: 020 7262 8833

Consultation Questionnaire

1) What is your greatest concern about the facilities currently provided at the Whitchurch Playing Fields and what improvements do you feel are urgent and pressing?

NONE - I have no concerns about current facilities

The Pavilion should have been maintained by Harrow, but could be removed for aesthetics of the area

2) What needs of residents should the proposed development of the Whitchurch Fields seek to address?

NONE - The situation with the fields at present is satisfactory

The casual use of the fields as at present is ideal and should continue

3) What specific sports would you like to see made available at the Whitchurch Fields and the new pavilion in the future

NONE - All the proposed facilities are already catered for locally; therefore no new facilities are required

4) What specific non sporting activities would you like to see at the Whitchurch Fields and the new pavilion in the future?

NONE - All the proposed facilities are already catered for locally; therefore no new facilities are required

5) Do you have any specific concerns about the proposals that have been listed above? In what way could these concerns be addressed or reduced?

I have many specific concerns, some of which are listed below

There should be no increase in traffic using Wemborough Road or the school entrance

Residents should not be inconvenienced with yellow line restrictions (Possible resident parking scheme)

The entrance for the new pavilion and fields should be in Marsh Lane. I realise that it is a busy road but there is a very wide grassed area that could be used to make a service road leading to the fields

If the entrance in Marsh Lane can be used for construction vehicles, it should be possible to continue its use

There would be a very large number of cars and coaches when Weddings and sports events happen

Large events such as weddings or sports tournaments should be limited to say 3per year

If a licence for bar and restaurant is granted, it should be limited to between 5pm & 9pm & not on Sundays

Residents should be allowed quite evenings and weekends, so noise from fields and bar etc. would be a great disturbance

Marquees or other portable buildings must not be used

The pitches are too close to boundaries. There should be a buffer zone of say 30mtrs all round

Boundary fences would be overbearing if made taller than at present (2mtr) even if wire were used

The boundary fence could be moved away from the pavement edge at the south/east corner (Wemborough Road and Abercorn Road) to provide a buffer zone of say 20mtrs for trees and flowers

Flood lighting, if used, should be switched off at 8pm and all lighting switched off at close 9pm

Tannoys/sound systems should not be used at any time

The whole site should close no later than 9pm clearing the site of customers and staff would take some time

How would you describe yourself? (You can tick more than one category as applicable)

Current user of the facilities (X)

Immediate neighbour to Whitchurch Fields (X)

Other Harrow Borough resident ()

Representative of Local Sports Organisation ()

Representative of other Local Organisation ()

Other ()

Please feel free to provide your contact details and indicate if you would like to discuss these proposals further

Name

Address

Tel:

I would like to discuss these proposals in more detail Yes/No YES

This page is intentionally left blank

T: +44 (0)20 7262 8833
E: info@whitchurchfields.com
www.whitchurchfields.com

Whitchurch Consortium
Cavendish Rowe
32 Craven Road
Lancaster Gate
London
W2 3QA

APPENDIX 4

Reference: Whitchurch Fields welcomes the Olympics

Date 26th April 2012

Dear Residents & Community members,

Spring is here and the Olympics are nearly upon us. As such, we would be delighted if you would join the Whitchurch Fields Consortium in a celebration of Harrows local sporting talent and the promotion of health and wellbeing within the borough.

On Saturday the 12th of May 2012 we will be hosting a wide range of free sporting events for your enjoyment at the Whitchurch Playing Fields. Residents of all ages and abilities from across the borough are welcome. The ground will be open from 11am until 2pm and food and refreshments will be on hand (catered for by local businesses) to take care of all your dietary needs.

Activities on the day will include:

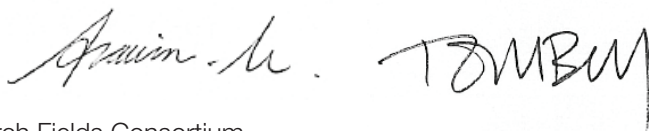
- A mini football tournament for U8, U10, U12 and U14's. There will also be other football competitions like beat the goalie and crossbar challenge so come along and have a go.
- Exhibition cricket matches between local junior cricket teams.
- Sweet Science, a local boxing organisation, will put you through your paces in a non-contact introduction to boxing and boxing fitness.
- City Beach London will be running a 'blind draw' tournament, where teams are randomly chosen to maximise the fun for new players. All are welcome to join the tournament, to just give it a go on other courts, or to join in on the free coaching sessions.
- The 1st Stanmore Scout Group will be demonstrating survival and camping techniques.
- If you fancy trying something new, participate in a range of other classes such as Tai Chi, Pilates, Yoga, Martial Arts or Street Dancing.
- There will also be a personal trainer available to talk to you about your fitness regime, a physio to discuss any sports injuries and a trained masseuse to massage away those aches and pains!
- Food and refreshments will be sold at stalls run by Kenton Lane Cafe and Miss Cupcakes.

A timetable of events will be posted on our website www.whitchurchfields.com. If you are a local business, team or sports provider and want to get involved we would be delighted to hear from you. Alternatively we would be grateful if you could facilitate the distribution of our flyer.

The Whitchurch Fields Consortium will also be on hand to listen to your comments on how the playing fields could and should be used in the future. So whether you are a sports enthusiast, club, sports provider, local business or community group looking for a home or adversely a concerned local resident we would welcome the opportunity to meet with you and hear what you have to say as we recognise that the future success of the Whitchurch Playing Fields is dependent upon local community support and involvement.

We understand that congestion is a concern to the local residents so there will be a free shuttle bus service on the day linking Canons Park Tube and the site. Please use public transport where possible and should you choose to drive please park considerately. We look forward to seeing you on Saturday the 12th May; it promises to be a fun day.

Sincerely,



The Whitchurch Fields Consortium

Regenerating The Whitchurch Playing Fields For The Next Generation

76



Whitchurch
Fields Consortium

delivering community



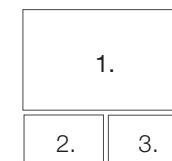
The Proposal

The Whitchurch Field Consortium are Harrow Council's preferred bidder for the Regeneration of the Whitchurch Playing Fields.

With your support it is our aim to provide the local community with improved sporting facilities and a contemporary community pavilion.

With your help and support we hope to give these much loved playing fields a new lease of life and tackle issues such as:

- Poor drainage
- Poor pitch quality
- The derelict pavilion
- A lack of parking
- The diversity of facilities on offer
- Antisocial behaviour



1. Aerial view of Whitchurch Fields
2. The derelict pavilion
3. The proposed pavilion



Rejuvenating The Site

Not only will we be focusing on providing new and improved pitches we will also seek to address:

- Tree protection and riverbank maintenance
- Floodplain & drainage issues
- Improved ecology / wildlife
- Minimising the impact of the 3G pitch
- Improve security / crime prevention and safety
- Increased educational resources
- Facilities for all ages and minority user groups



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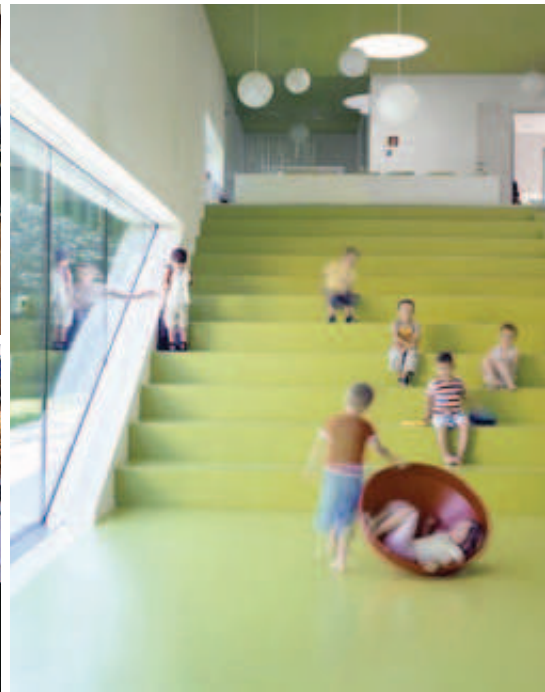
1.SUD's & Ecology, 2. New sporting activities 3.Tree planting, 4. 3G pitch
5. Enhanced bio-diversity on site, 6. Education



Improving The Facilities

Through our public consultation we have identified a growing number of possible partners that could be supported by this development. What has become clear is that this development has the opportunity to be a unique and multifaceted addition to the Borough's community offer. Our focus is therefore on diversity and flexibility.

To maximise this opportunity we are looking for supporters and partners. If you are a sports user, local business or community group that would be interested in being a part of our exciting plans please show your support by signing our petition.



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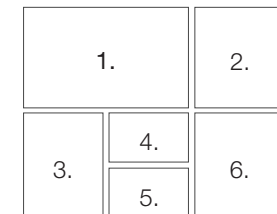
1.Modern Dance, 2. Ballroom Dance
3.The Scouts, 4. Supporting Disabled Sports 5. Sweet Science Boxing, 6. Nursery use



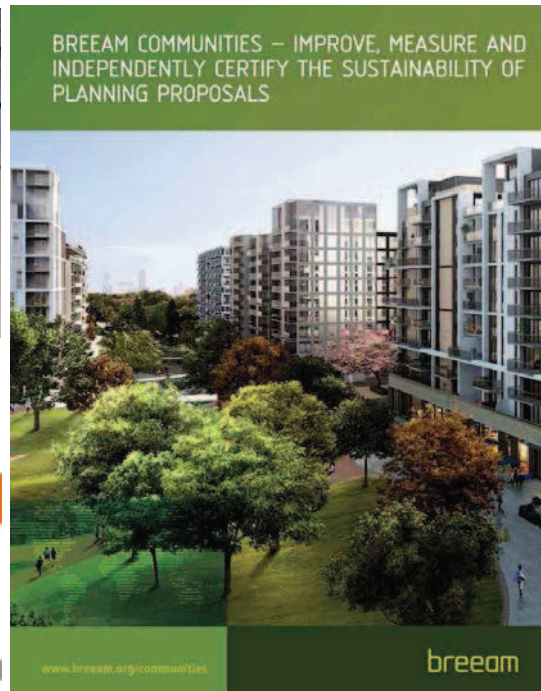
The key objectives here will be to ensure compliance with the new NPPF legislation introduced on the 27th of March 2012 the London Plan and the Local Plan / LDF.

We will be addressing the following points as part of that statutory compliance exercise:

- Sustainability
- Contextualisation
- Renewable energy use
- Parking and transport issues
- Access for all



1. Energy Conservation, 2. Sustainable building 3. Flood risk codes, 4. Sport England codes 5. Design Councils, 6. Breeam



A Free Fun Day At Whitchurch Playing Fields

‘Join us in the promotion of health and well being within the borough and a celebration of local sporting talent’.

Activities include:

- A mini football tournament for U8, U10, U12 and U14's. There will also be other football competitions like beat the goalie and crossbar challenge so come along and have a go.
- Exhibition cricket matches between local junior cricket teams.
- Sweet Science, a local boxing organisation, will put you through your paces in a non-contact introduction to boxing and boxing fitness.
- City Beach London will be running a 'blind draw' tournament, where teams are randomly chosen to maximise the fun for new players. All are welcome to join the tournament, to just give it a go on other courts, or to join in on the free coaching sessions.
- The 1st Stanmore Scout Group will be demonstrating survival and camping techniques.
- If you fancy trying something new, participate in a range of other classes such as Tai Chi, Pilates, Yoga, Martial Arts or Street Dancing.
- There will also be a personal trainer available to talk to you about your fitness regime, a physio to discuss any sports injuries and a trained masseuse to massage away those aches and pains!
- Food and refreshments will be sold at stalls run by Kenton Lane Cafe and Miss Cupcakes.

Date - Saturday 12th May
Location - Whitchurch
Playing Fields, Wemborough
Road, HA7 2EQ
Time - 11am until 2pm
Entry - Free

A timetable of events will be posted at:
www.whitchurchfields.com

There will be a complimentary shuttle service available on the day, run by FLEET CARS, between Canons Park Station and the Whitchurch Playing Fields. For your convenience please wait for service at the bus stop opposite the station. Should you choose to drive please use the on site car park and park responsibly.

Come and welcome the Olympics

The Whitchurch Fields Consortium is Harrow Council's preferred bidder for the regeneration of the Whitchurch Playing Fields.

The Whitchurch Consortium will be on hand to listen to your comments on how the playing fields could and should be used in the future. So whether you are a sports enthusiast, club, sports provider, local business or community group looking for a home or adversely a concerned local resident we would welcome the opportunity to meet with you and hear what you have to say. As we recognise that the future success of the Whitchurch Playing Fields is dependent upon local community support and involvement.

More information about the project and the team can be found on our website
www.whitchurchfields.com

Should you not be able to attend on the 12th we still very much welcome your views and comments on how we can improve our offer for the benefit of the local community.

We can be reached by

E: info@whitchurchfields.com
T: 020 7262 8833

Or write to us at:
Whitchurch Fields Consortium
Cavendish Rowe
32 Craven Road
London
W2 3QA



Whitchurch
Fields Consortium

delivering community

The Whitchurch Fields Fun Day **Saturday 12th May 2012 at Whitchurch Playing Fields**

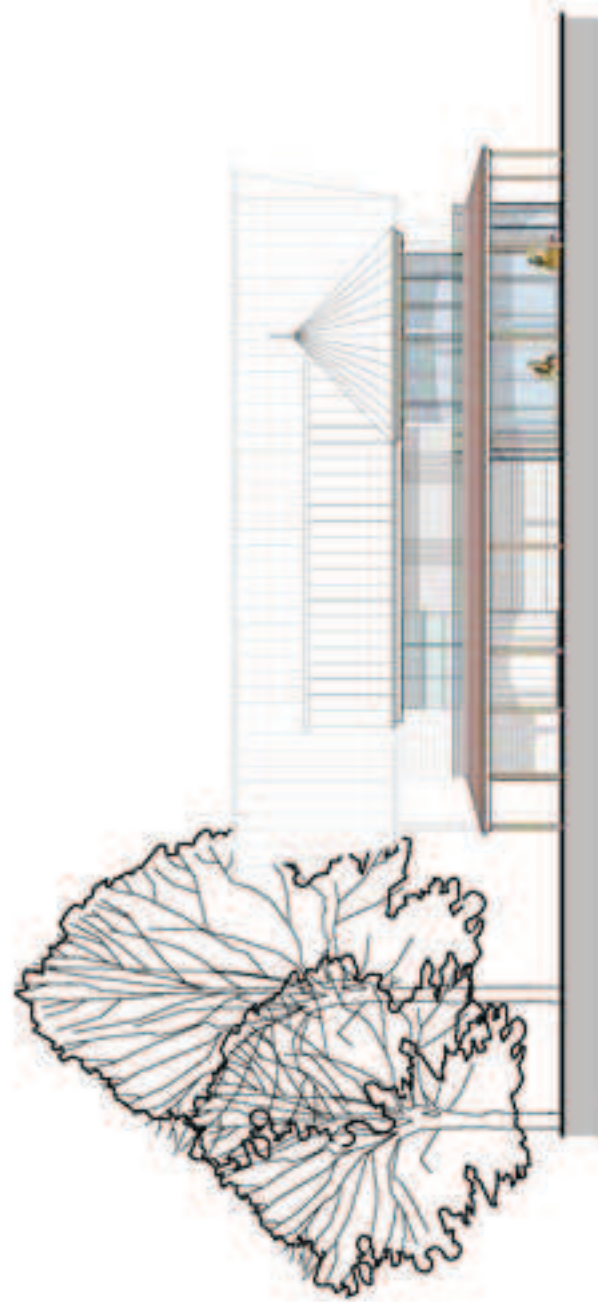
Schedule

10:00 am	U8 and U10 football tournament starts
10:00 am	Youth Volleyball tournament starts
11:00 am	1 st Stanmore Scouts Group survival Challenge begins
11:00 am	Consortium Directors, Technical Staff, Sports Coaches and Partner Groups available to discuss proposals
11:30 am	Dance classes, Martial Arts, Pilates and Yoga in the school hall
12:00 pm	U12 and U14 football tournament starts
12:00 pm	U13 Cricket exhibition match starts
12:30 pm	U8 and U10 medal and cup ceremony
1:00 pm	Sai School Art Class Exhibition
2:00 pm	U13 Cricket cup ceremony
2:00 pm	U15 Cricket exhibition match starts
2:30 pm	Mayor's arrival
2:45 pm	U12 and U14 medal and cup ceremony
3:30 pm	U13 Cricket cup ceremony
4:00 pm	Close

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APPENDIX 5





PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



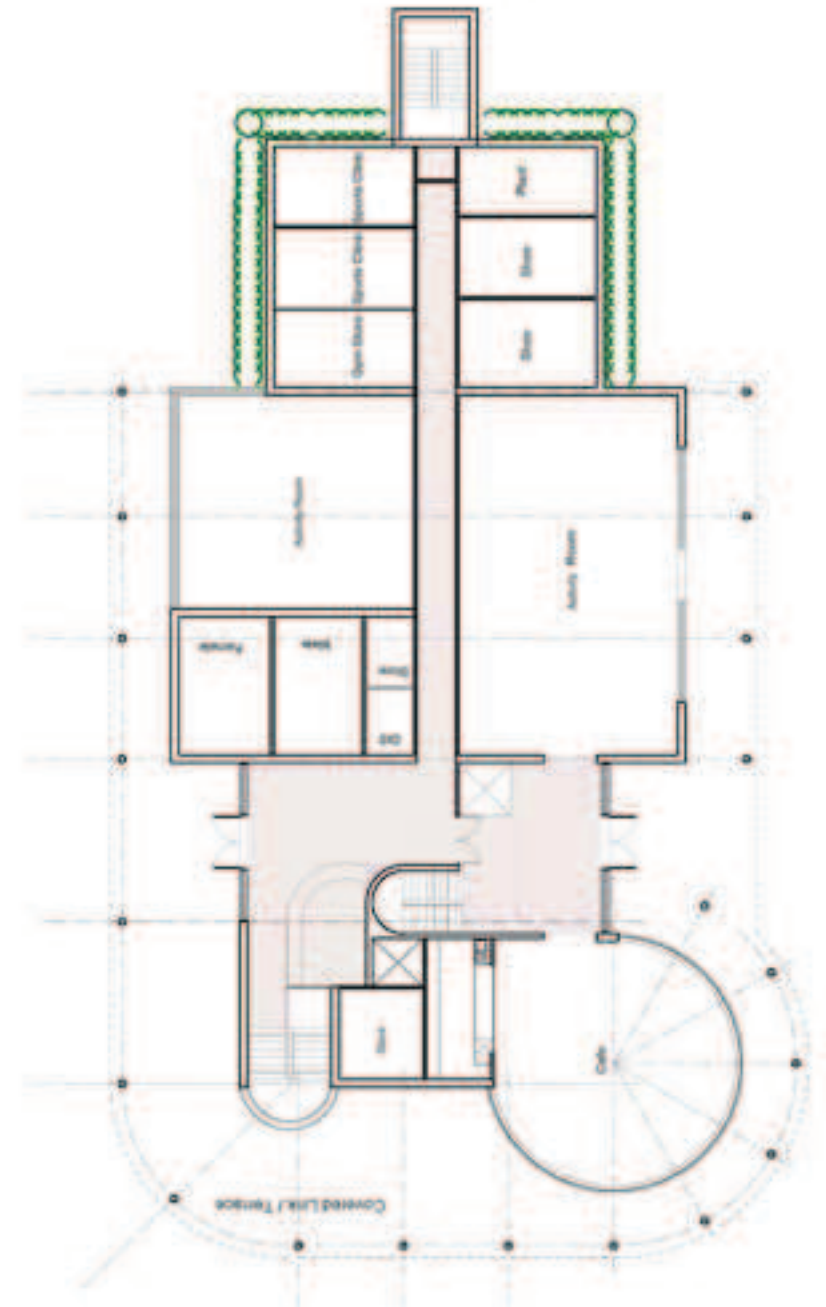
PROPOSED WEST ELEVATION

It should be noted that these plans are indicative at this stage. There is still a period of ongoing and detailed consultation to be undertaken with local resident and user groups in order to fine tune the optimum design solution for the building.

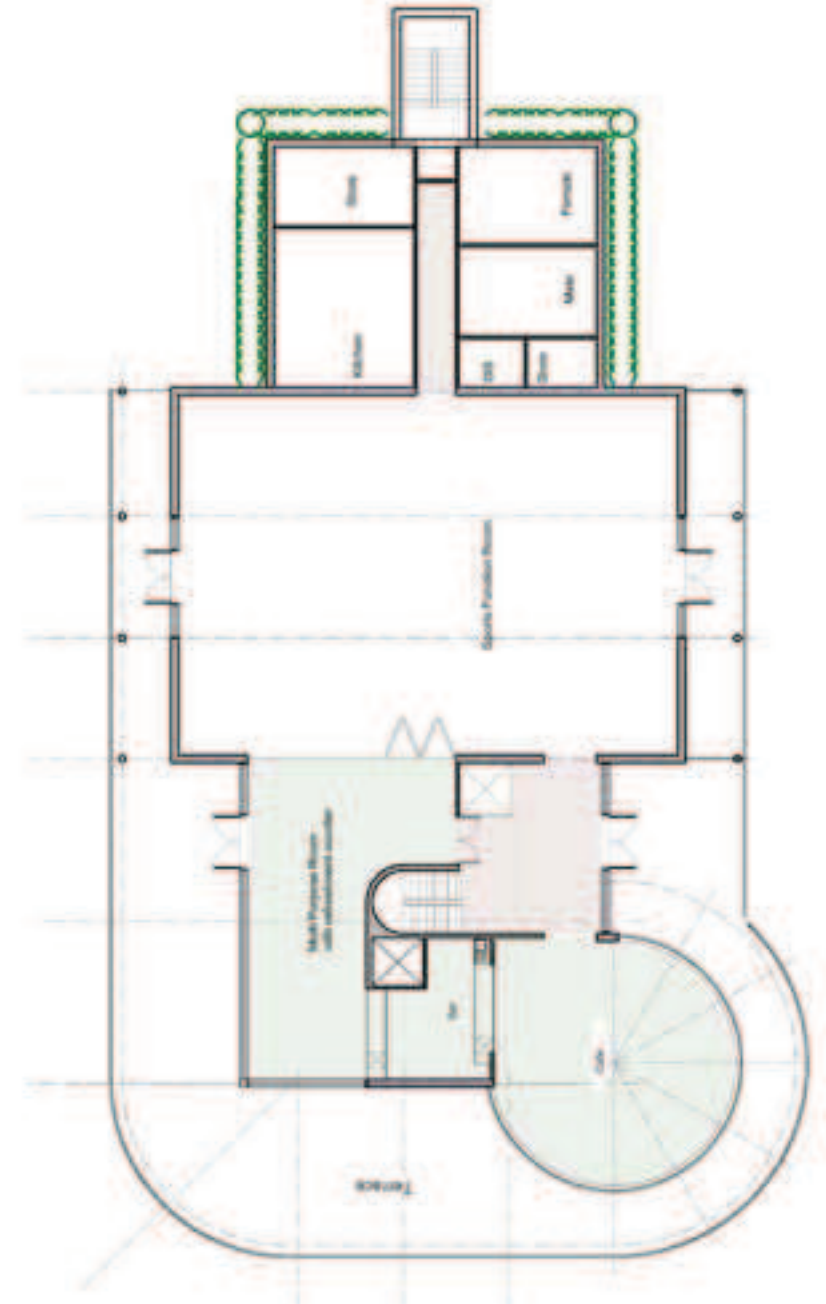
We are very aware that noise is a major concern for residents that live in close proximity to the site. It has been raised by a number of residents during our consultation that they would be happy to see function spaces at the ground floor with activity spaces located at first floor level. As such following this Fun Day we will be reviewing the design to see if this is possible. We welcome any further comments you may have.



PROPOSED BASEMENT FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



Site Plan

01 Ecology Wildlife Education

STRATEGY

A range of opportunities are available to encourage increased biodiversity on the site which can both be used to create a sustainable habitable environment for flora and fauna, but also a key device to assist the local school's educational curriculum.

Our aim is to create a sustainable building not just in terms of its own energy performance, but crucially how it responds to its surrounding context. A building's surrounding landscape must ultimately support local wildlife and the lives of its residents in order for the building to function well.

The planting, water management and landscaping strategy will create an external setting which can both entertain its users and be an **external learning environment** for school children.

breeam

BREEAM

Over its 20 years of existence, the Building Research Establishment's Environment Assessment Method (BREEAM) has aimed to provide:

- a credible, independently assessed sustainability label for buildings
- recognition of a building's sustainability credentials
- a framework of standards and targets for sustainable buildings
- assistance to clients and designers in mitigating life-cycle impacts of buildings.

BREEAM 2011 assesses a range of buildings under nine categories:

Management

Health and Well Being

Energy

Transport

Water

Materials

Waste

Land Use and Ecology

Pollution

Innovation

A credit score is awarded by an assessor and the total score allows a client to demonstrate that their building demonstrates an acceptable level of sustainability performance, provides a measurable and verifiable asset to the area and meets the client's social responsibility objectives.

Advice and guidance will be sought from a BREEAM assessor so that the aim of achieving a very good BREEAM rating can be accomplished.

Wildlife Planting



Fast Growing Poplars



Nature Trail



Bird Boxes



Batboxes



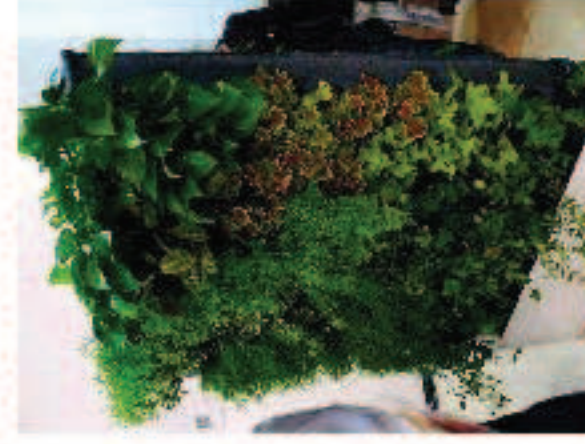
Rainwater Harvesting



New Hedge Planting



Green Wall/Roof



Pond/ Reed Bed



Tree Planting



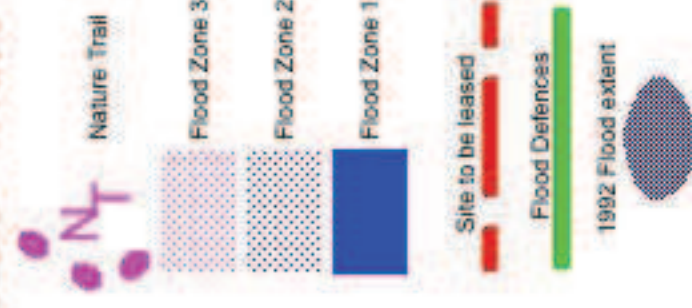
Bug Boxes



Dog Agility Course



Landscape Plan
Scale - 1:1250



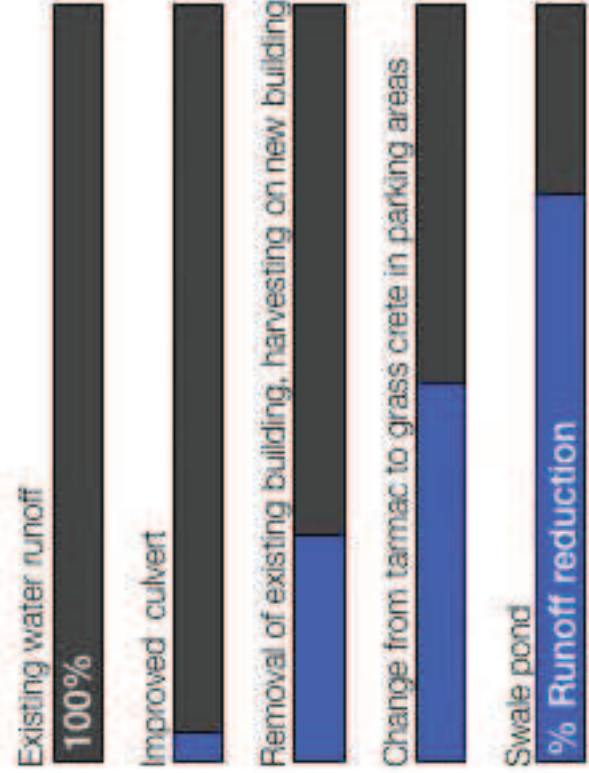
STRATEGY

Water management is essential to help improve drainage, recycle a precious resource and improve the defense against flooding.

Information has been gathered and discussed with the National Environment Agency and the site has been carefully designed to mitigate against the risk of flooding and to deal with water through a sustainable urban drainage (SUDS - described opposite) strategy.

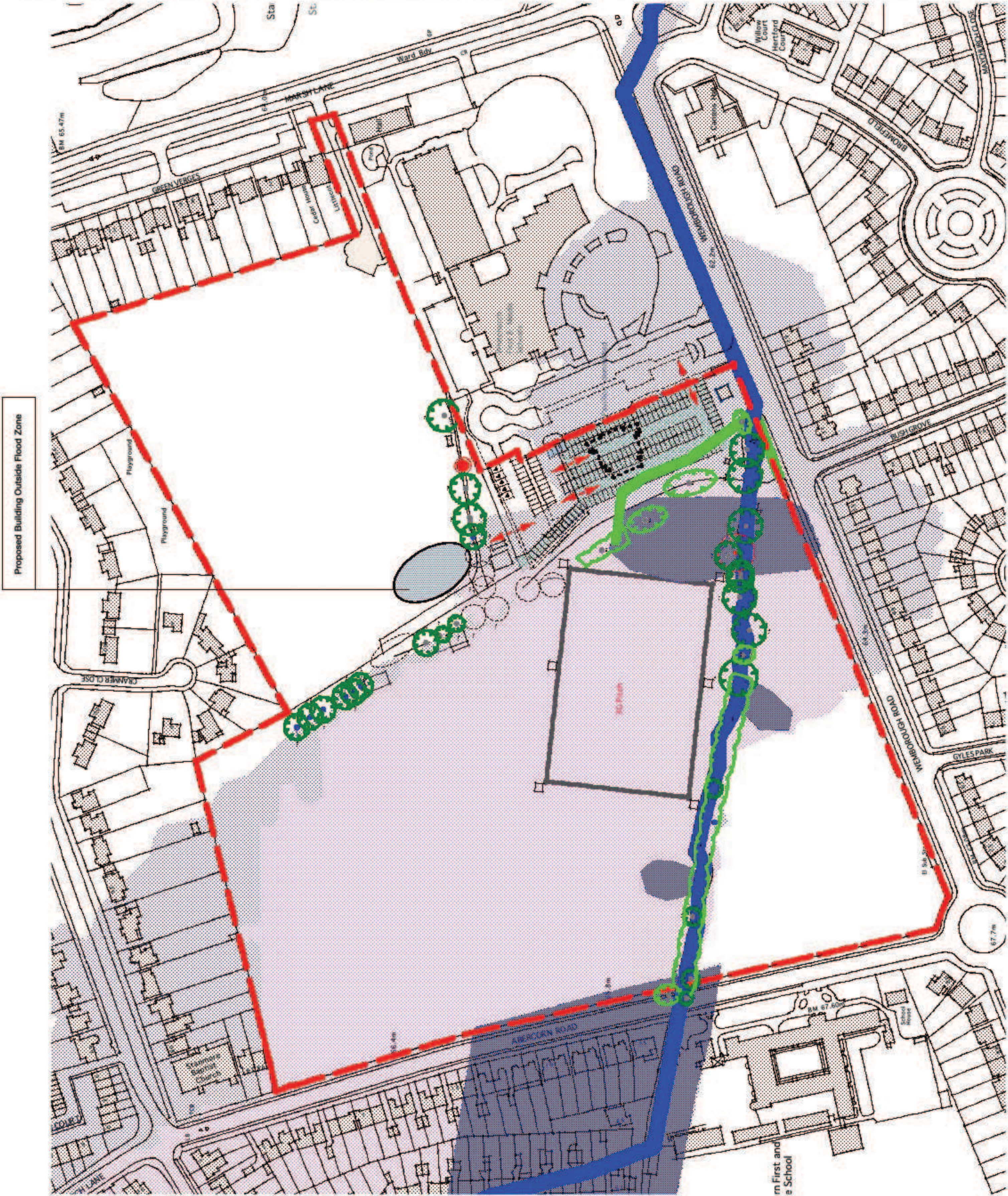
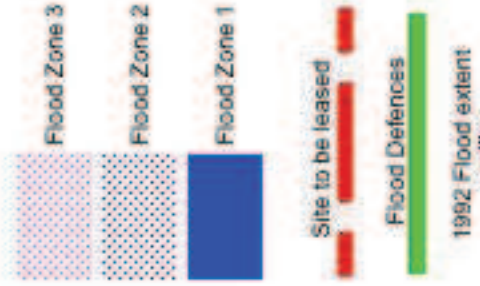
The proposed building situates itself away from the immediate flood risk zone.

Considered landscaping design and drainage methods will help to REDUCE the flood risk to surrounding buildings. Reduction of hard surface areas will INCREASE infiltration, reducing the level of surface runoff. Water collection and reuse will further assist a sustainable water management of the site.



Consultation with Environment Agency

As our scheme progresses and we move towards a formal planning application, further detailed consultations will take place with the Environment Agency who will help guide the projects drainage and landscape strategy to meet National and Local requirements.



DETAIL INFORMATION

- A Existing Septic Tank
- B Pumping Station (if required)
- H Horizontal Reed Bed
- J Flow Control Chamber

The site offers a relatively unique opportunity for sustainable drainage system. Linking to the stream, a Reed Bed could be created to both clean the waste water from the building and increase the biodiversity of the area.

The principle of the treatment of sewage by Reed Beds is relatively simple. The Common Reed (Phragmites Australis) has the ability to take oxygen from its leaves, down through its stem, porous roots and rhizomes, and out via its root system into the rhizosphere (root system). As a result of this action, a very high population of micro-organisms occurs in the rhizosphere, with zones of aerobic, anoxic, and anaerobic conditions. Therefore with the waste water moving very slowly and carefully through the mass of Reed roots, this liquid can be successfully treated, in a manner somewhat similar to conventional biological filter bed systems of sewage treatment.

Earlier Reed Bed Sewage Treatment systems, used the horizontal flow type of reed bed, where the liquid flows horizontally through the bed. However it is essential that any form of treatment of sewage should have the capability to not only treat the sewage effectively, but also that its maturation time should be kept to a minimum.

To achieve this the reed plants are partially pre-grown, and also with the development of a vertical reed bed system, this maturity of the total system can be more readily achieved.

Sustainable Urban Drainage

Sustainable drainage systems (SUDS) are "a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques" (Gosler et al 2004b). The primary aim of SUDS is to mimic the natural drainage pattern of a site. In other words, the drainage system should imitate the way the site would drain if there had been no development on it - often referred to as the greenfield conditions. In order to achieve this aim the principles of the "SUDS management train" were developed (Sustainable drainage systems (SUDS) - an introduction - Environment Agency, 2003).

The primary consideration is that runoff should be controlled as close to the source as possible. Water should only be conveyed elsewhere when it cannot be dealt with effectively on-site. The treatment train should also include elements that provide infiltration and attenuation as part of the drainage process.

FILTER STRIPS are wide, gently sloping areas of grass or other dense vegetation that treat runoff before it reaches impermeable areas.



SWALES are broad, shallow channels covered by grass or other suitable vegetation. They are designed to convey and/or store runoff, and can infiltrate the water into the ground (if ground conditions allow).



INFILTRATION BASINS are depressions in the surface that are designed to store runoff and infiltrate the water to the ground. They may also be landscaped to provide aesthetic and amenity value.



WET PONDS are basins that have a permanent pool of water. They provide temporary storage for additional storm runoff above the permanent water level.



EXTENDED DETENTION BASINS are normally dry, though they may have small permanent pools at low water levels. They are designed to detain a certain volume of runoff as well as providing water quality treatment.



CONSTRUCTED WETLANDS are ponds with shallow areas and wetland vegetation to improve pollutant removal and enhance wildlife habitat. These are regarded as one of the most effective SUDS techniques for biodiversity and water quality improvements.



03 Mitigating Light Concerns

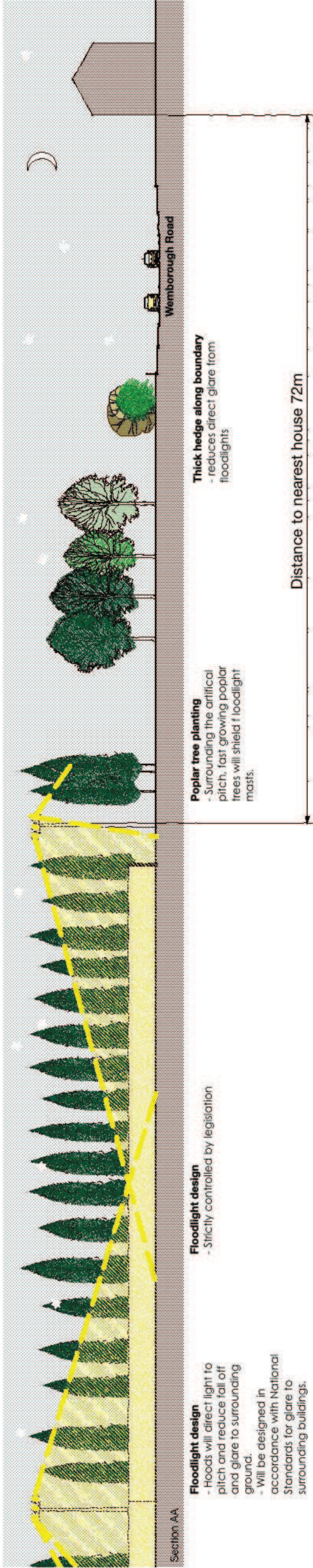
STRATEGY

Lighting is critical to the integration of the new facilities into the site. Lighting must be bright and focussed on the pitches and infrastructure, but shielded from the residential homes.

Design of both the lights and also the natural protection is central to the strategy.

Floodlighting will be used between 5:30pm or 6:30pm then reduce at 9pm to go off at 9:15pm.

Times will be licensed following detailed discussions with the planning department and local councils.



Floodlight Layout Plan
Scale 1:2000

POLICY WHICH IS IN PLACE AND MUST BE FOLLOWED TO PROTECT LOCAL RESIDENTS

DETAIL INFORMATION

ILE (Institute of Lighting Engineers) Environmental Lighting Guidance
The following table 2 defines the environmental lighting conditions the lighting design has been designed to.

Environment Zones

Local Planning Authorities would normally specify the following environmental zones for exterior lighting control within their Development Plans.

Category Examples:

E1: Intrinsically dark landscapes National Parks, Areas of Outstanding Natural Beauty, etc.

E2: Low district brightness areas rural, small village, or relatively dark urban locations.

E3: Medium district brightness areas Small town centres or urban locations.

E4: High district brightness areas Town/city centres with high levels of night-time activity.

Where an area to be lit lies on the boundary of two zones the obtrusive light limitation values used shall be those applicable to the most rigorous zone.

Table 1 - Obtrusive Light Limitations for Exterior Lighting Installations Light Trespass.

Environmental Zone	Sky Glow ULR (Max %)	Light Trespass (Info Windows) Ev [lux] (2)				Source Intensity I [kc/d] (3)				Building Luminance Pre curfew L [cd/m²] (4)
		Pre	curfew	Post	Average	Pre	curfew	Post	Average	
		2.5	5	1	0.5	7.5	2.5	0	0	5
E1	0	5	2	1	0.5	10	2	1	1.0	10
E2	2.5	5	2	1	0.5	7.5	2.5	0	0	5
E3	5.0	10	5	2	1.0	10	5	2	2.5	25
E4	15.0	25	10	5	2.5	25	10	5	7.5	75

ULR = Upward Light Ratio of the installation is the maximum permitted percentage of luminance flux for the total radiation that goes directly into the sky.
Ev = Vertical illuminance in lux and is measured flat on the glazing at the centre of the window.
I = Light intensity in Cd.
L = Luminance in Cd/m².

Curfew = The time after which stricter requirements for the control of obtrusive light will apply: often a condition of use of lighting applied by the local planning authority, if not otherwise stated, 23.00hrs is suggested.
* = From public road lighting installations only

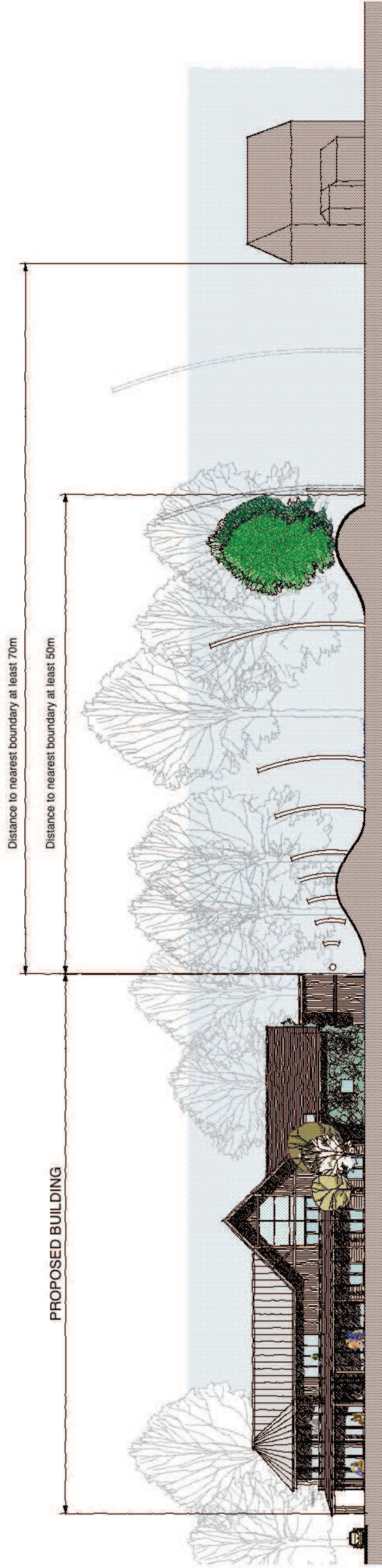
Upward Light Ratio
Some lighting schemes will require the deliberate and careful use of upward light e.g. ground recessed luminaires, ground mounted floodlights, festive lighting to which these limits cannot apply, however, care shall always be taken to minimise any upward waste light by the proper application of suitable directional luminaires and light containing attachments.

Light Trespass (Info Windows)
These values are suggested maxima and need to take account of existing light trespass at the point of measurement. In the case of road lighting on public highways where building facades are adjacent to the highway, these levels may not be obtainable. In such cases where a specific complaint has been received, the Highway Authority shall endeavour to reduce the light trespass into the window down to the after curfew value by fitting a shield, replacing the luminaire, or by varying the lighting level.

Source Intensity
This applies to each source in the potentially obtrusive direction, outside of the area being lit. The figures given are for general guidance only and for some sports lighting applications with limited mounting heights, may be difficult to achieve.

Building Luminance
This shall be limited to avoid over lighting, and related to the general district brightness. In this reference building luminance is applicable to buildings directly illuminated as a night time feature as against the illumination of a building caused by spill light from adjacent luminaires or luminaires fixed to the building but used to light an adjacent area.





Deliveries only at social times

Auto closing windows

No windows on side elevation
The facade to the north has no openable doors or windows with the exception of a fire escape.

Noise watershed
- No noise to be permitted after 11 o'clock

Berm
- Immediate noise buffer zone
- shields view from houses

Tree planting on boundary
- reduces noise impact to residential gardens

Berm along boundary
- reduces flood risk to residents
- reduces noise impact



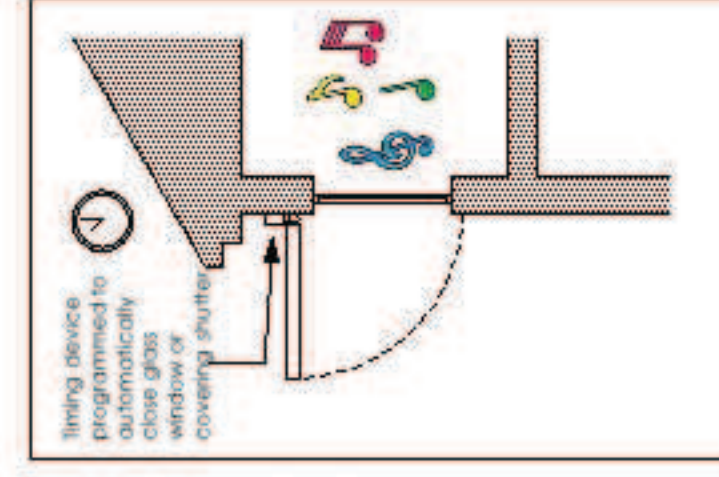
Sound Concern Remediation Measures

DESIGN CONTROLS

1. The design's strategy utilises site position and insulated facades to minimise risk of sound pollution.
2. It is positioned almost equidistant between, and so maximised its distance from, the East and West boundaries of the site.
3. No windows directly face the boundary to the North.
4. All boundary edges will have new trees planted and in some areas, a raised earthwork will be created on which further shrubs and trees will be grown.
5. This Berm and planting will help limit overlooking, reduce the amount of direct sound and at night, help prevent glare from lighting **and help with flooding.**
6. Windows will be constructed with an automatic closing mechanism to close shutters at an exact time every night.

LICENSE CONTROLS

7. Licensed hours (see across).
8. This license also ensures suitable timing of deliveries and bin collection to prevent against the effects of sound pollution during unsocial hours.
9. The building's PA system will be connected to the door locks, ensuring automatic cutoff to the system's power if doors are opened at night.
10. Sound Surveys will be conducted to review current and proposed noise levels across the site.
11. Noise from spectators and their planned seating/standing areas will be recommended and checked by planning.



TIMES

Weekdays and Sunday	11:00am - 9:30pm
Friday and Saturday	11:00am - 11:30pm
Grounds	6am - 10pm
Pavilion	6:30am
Car Park Gates	6am - 10pm

STRATEGY

The park is a place for the community. The security and safety of its users, most especially that of our children, is the most important aim we can accomplish in this project.

Through consultation with the school and nursery, we understand that the environment needs to be both protective of, and enhancing of childrens' lives.

The boundary conditions will employ fencing, natural planting and entrance gateways to ensure that the site can be controlled to prevent anti social behaviour and the safety of our members.

A members' card will allow selective access to the park. With access points around the whole perimeter, this will help reduce the volume of traffic going to Wemborough Road.

Pedestrian access is key to helping create a convenient environment. Dog walkers are welcomed and will be given membership through an open book policy. This will require their cooperation to clean up any mess and so numerous bins will be provided, however it may be necessary to continually review access rights to maintain cleanliness and safety of others.

CCTV will be employed as discretely as possible to help dissuade antisocial behaviour, and create a secure environment. The landscaped terrain will have sensor controlled path lighting, bins, and appropriate signage helping keep the area accessible to people of all ages. The aim is to create an environment which people can enjoy using and have pride in, without any fear to their safety.

There will be a caretaker on site at all opening times and possibly further security.

A security strategy will be negotiated with local police to incorporate their crime prevention advice.



Medical Room

Call points and signage
- including first aid points along stream



CCTV



Beta fences



Soft planting
- to help security and wildlife



Park lighting
-along pathways and controlled by sensors



Members' card
- secure keycard entry at access points in boundary.



Dog litter bins



06 Parking and Access

Total Site Area
104320.277 square metres
10.432 Hectares

Building Area
Gross External
649.38 sqm

Gross Internal
560 sqm - Basement Floor
610 sqm - Ground Floor
606 sqm - First Floor

1976 sqm - Total

Number of Parking Spaces
Existing - 100
Proposed additional - 130

The intended demolition of the existing pavilion will create a large area which will support 130 new parking spaces. These will be accessed upon immediate entry through the existing gateway or from the existing parking spaces. Used infrequently, the area will be made from grass-crete - a permeable and semi natural grass surface. This will allow water infiltration and importantly create the appearance of a continuous green landscape, which will seemingly reduce the impact of built surfaces on the site.

A shuttle bus service will be implemented to reduce the level of car traffic.

Car sharing will be encouraged for fans and players who will use the site, further deviating the level of traffic.

The existing pavement and access areas will be re-surfaced to give entrances greater visibility for pedestrians and motorists. Car parking areas will be raised to pavement areas to create a shared surface. Shared surfaces are proving to reduce motorist speed and increase the awareness of both drivers and walkers thereby reducing accidents. Routes will nevertheless be clearly demarcated to direct flows of traffic.

Shared Surface



- demonstrably safer.
- people orientated public space.
- drivers, cyclists and pedestrians have equal priority.
- reduce clutter.
- facilitate civility.



Existing parking area to be improved.



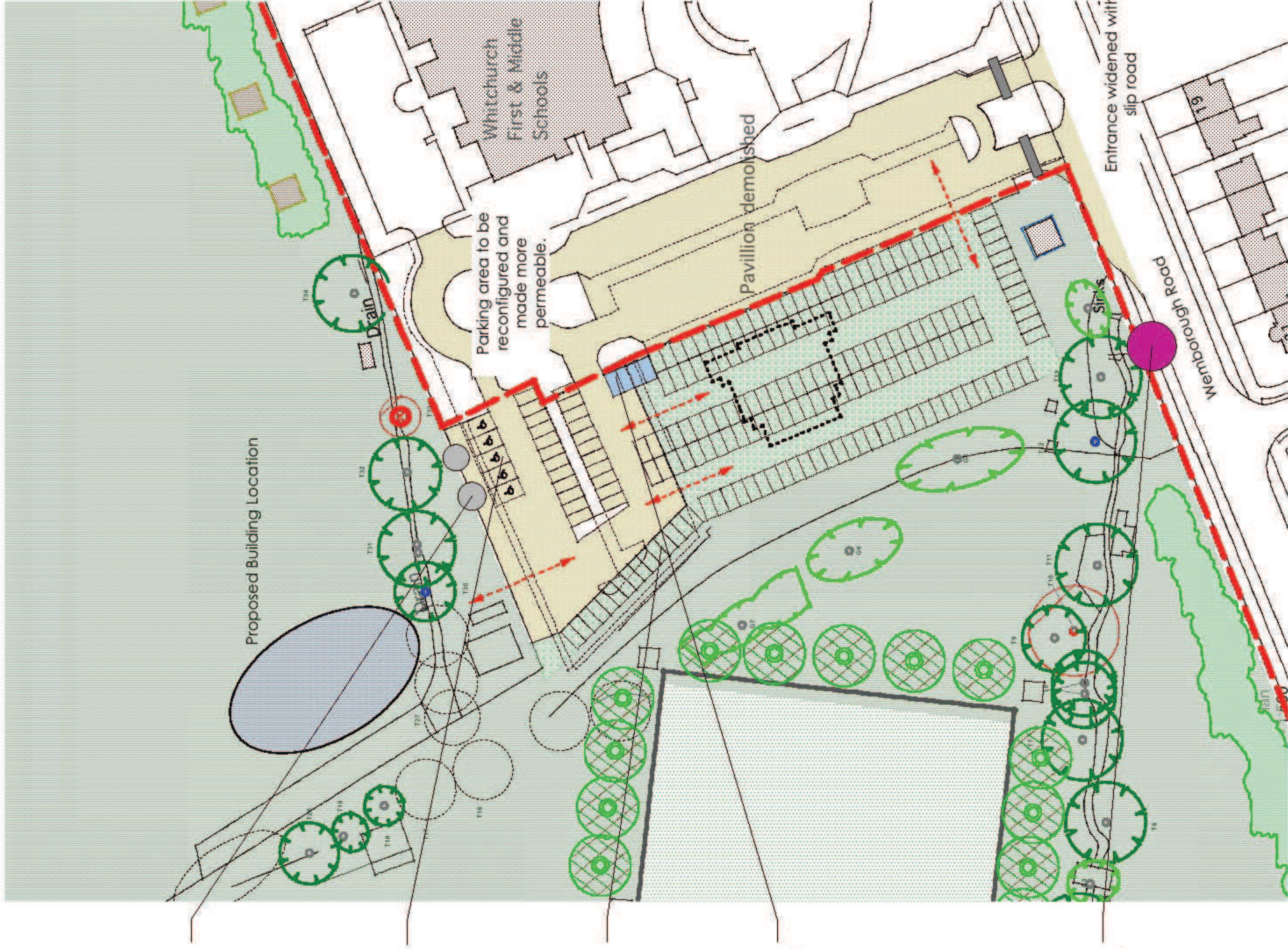
Bike storage pods
- covered and lockable

Accessible parking

Hardsurface removed and replaced with grasscrete

Electric Vehicle Spaces
- with a dedicated charging point

Shuttle Bus
- Route implemented to park and schools



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Dear Aravin

Further to our meeting today I hereby confirm our support for the redevelopment of the Whitchurch Playing fields.

We would also welcome working with you once the building is finishes. Some ideas that we have discussed with you on how we can be involved are as below:--

- Having some office space
- Activities inside and out in including tai chi, yoga, power walking etc.
- Lunch club with a different ethnic theme in terms of catering
- Exercise and healthy eating club with access to day pass at the gym
- Toenail cutting and alternative beauty and massage therapy room
- Gardening intergenerational club
- IT lessons for older people
- Younger older people clubs in evening and weekends.
- Fundraising events outside.

These are just some of the ideas. We are open to working with other groups and on new initiatives.

Look forward to hearing from you once the building work starts.

Yours sincerely,

Avani

Avani Modasia

Chief Executive

Age Concern Harrow

Working with and for older people in Harrow



FA Charter Standard

142 Colin Gardens
London NW9 6ER

30th January 2012

Dear Sir/Madam,

Pinnacle Youth FC was set up as a voluntary football club in 2000 by a man called Cuthbert Martin Pinnacle's objective was to keep children in the local community off the streets and focused on football.

Cuthbert passed away in October 2004 after losing his battle with cancer and Pinnacle Youth continues to honor his legacy by providing a low cost football club that caters for 6 to 16 year olds in the local community.

We are looking for premises from somewhere we can run our club. The complex that has been proposed is exactly what we need to continue our forward battle to enable children to play football. We train 3 times a week and play games on a Sunday.

All our training is run by qualified coaches who also manage the teams on a Sunday. All the work that the coaches put in is on a voluntary basis and they nearly always double up as a mentors, due to the backgrounds of some of the children that come along.

Pinnacle has started the career of many players who are now playing for teams such as Reading, Norwich, Leicester, QPR and Watford. Please help us to continue to support our club and help to continue with the up and coming local talent that may not have otherwise been accessible for the children.

Yours sincerely,

Lysa Martin
Social Secretary

Registered charity no: 1084761

Arvin Mahendran
Whitchurch Consortium
Cavendish Rowe
32 Craven Road
London
W2 3QA

18th January 2012

Dear Arvin

Thank you for taking the time to come into College and present your proposals for the Whitchurch Playing Fields site. We are extremely interested in working with you on this project and wish to offer our support to your scheme.

We can see enormous benefit to the community and the borough of Harrow in your project. It will provide much needed playing pitches for a variety of sports not otherwise available. It also provides training rooms, a fitness suite, accommodation for social events, conferences and seminars and so on.

For the College specifically we can see great synergies in working together. We would be interested in using the pitches and spaces and will be looking to set up sports academies along the lines of the very successful football academies we already run for Wealdstone Football Club and Barnet FC and the Track Academy we run with Willesden Athletics Club. We would also be interested in using the training room and other accommodation for conferences, awards events etc.

Our students will benefit from work placements and real jobs at the centre, for example, in security, sports leadership and coaching, administration, website design and hospitality. The College would also be in a position to offer training and apprenticeships for your staff.

Please keep us informed of the progress made with the plans.

The College wishes you every support with the proposal and your planning application.

Yours sincerely



Jacquie Mace
Principal

Principal Jacquie Mace MSc CMgr

Elm Park, Stanmore, Middlesex HA7 4BQ

T 020 8420 7700

F 020 8420 6502

enquiry@stanmore.ac.uk

www.stanmore.ac.uk



97



1ST STANMORE SCOUT GROUP

THE NUMBER ONE OF STANMORE

Mr Edward Morris – Group Scout Leader

Group Headquarters (The Venue) 186 Marsh Lane Stanmore Middlesex HA7 2SL

Registration Number – 10552 | Charity Number – 308168

www.1ststanmore.co.uk | mail@1ststanmore.co.uk



The Whitchurch Fields Consortium
C/o Cavendish Rowe
32 Craven Road
London
W2 3QA

26th March 2012

Dear Sir/Madam,

We, the undersigned, Leaders of 1st Stanmore Scout Group are writing in support of your proposal for the development and regeneration of Whitchurch Playing Fields.

1st Stanmore Scout Group is the largest scout group in the borough with over 125 young people using the Scout Hut at 186 Marsh Lane Stanmore.

At Whitchurch Playing Fields we would be looking to work in partnership with the Consortium in providing more facilities for these young people.

Please keep us informed on the progress of your proposals. We hope this project is given the go ahead to start as soon as possible. The grounds and the pavilion have been neglected for a long time and uplift is urgently required to stop crime and the old pavilion is attracting anti social behaviour in the vicinity.

Whilst we agree to the Marsh Lane entrance used during construction, the entrance should revert back to Scout use afterwards and only used by the consortium as an emergency.

Yours sincerely

Leaders of 1st Stanmore Scout Group





EST 2010

Pinner Farm Cricket Club

Chairman: Mr. A Kalicharan

Manager: Mr. P Jegan

Secretary: Mr G Sittampalam

Treasurer: Mr. S Balachandran

Captain: Mr. P Arvindan

33 Northolt Road

Uxbridge, Middlesex

Uxbridge, Middlesex

AZ 8JD

020 8426 7100

020 8426 7500

Club contact:

Mr. P Jegan/ Ms K Gowseny

079 6043 0220

020 8426 7100

jegan@wilsonestate.co.uk

The Whitchurch Fields Consortium
C/o Cavendish Rowe
32 Craven Road
London
W2 3QA

20th February 2012

Dear Whitchurch Fields Consortium,

We are writing in support of your proposal for the development and regeneration of Whitchurch Playing Fields.

The Pinner Farm Cricket Club is a family club established to provide its members with excellent facilities and programs encouraging all levels of participation in sports and other activities, while at the same time enabling them to socialize in an attractive environment providing first-class food and beverage service, and is, an institution which conducts itself with honour and integrity in all its endeavours.

The current Chairman, Alvin Kalicharan, is the former West Indian batsman and has over 25 years experience of working with charities and sports organisations. The current manager Mr P Jegan has been playing and managing for 20 years. We currently play in the ETCL Cricket League. On Saturdays we hope to play in the Middlesex Cricket League hosting new teams. From next year will have colts set up for under 10 and under 13.

Please keep us informed on the progress of your proposals. We hope this project is given the go ahead to start as soon as possible as the grounds have been left to deteriorate and the old pavilion is attracting a lot of crime and anti social behaviour.


Palani Jegan
Founder and manager of Pinner Farm Cricket Club



VERNON SCHOOL OF CRICKET

The Whitchurch Fields Consortium
C/o Cavendish Rowe
32 Craven Road
London
W2 3QA

24th January 2012

Dear Whitchurch Fields Consortium,

We are writing in support of your proposal for the development and regeneration of Whitchurch Playing Fields.

Vernon school of cricket is here for you, regardless of your level of participation in this great game. It is our fervent hope that this small step we are taking today will turn out to be a very significant step for the future of cricket.

Training in correct techniques, opportunities for adequate practice and dedication to the game are the most essential ingredients for success in cricket. We hope to provide all these at this school. In addition, we shall emphasize the importance of discipline both on and off the field. "All round training" in every sense of the term will be our motto.

At Whitchurch Playing Fields we would be looking to work in partnership with the Consortium to run Indoor and outdoor Cricket training and also play matches, all year around. Girls and boys who are living and Schooling will benefit from this indoor and outdoor Cricket training.

Please keep us informed on the progress of your proposals. We hope this project is given the support and backing to be realised as there is an acute lack of good quality Cricket facilities in the borough and this would help address that problem.

Yours sincerely

ECB/SLC
Cricket Coach/ Cricket Umpire
Former Selector for Sri Lanka Schools Cricket Association
District and Regional Coach, SLC
Director, Vernon School of Cricket



MIDDLESEX COUNTY CRICKET CLUB LTD

Lord's Cricket Ground, London NW8 8QN
Tel: 020 7289 1300 Fax: 020 7289 5831
Membership Enquiries: 020 7286 5453
www.middlesexccc.com

Patron: H.R.H. THE PRINCE PHILIP
DUKE OF EDINBURGH, K.G., K.T.



Dear Lily,

30 November 2011

Following on from our meeting at Lord's Cricket Ground on 29 November 2011 and having seen your proposal for the development of Whitechurch Playing Fields I can say that it is a project Middlesex County Cricket Club could be interested in being involved in.

Middlesex CCC currently have an Indoor Cricket facility on East End Road, Finchley but the club is considering an alternative site for this facility. Middlesex CCC are currently one year into a 15 year lease on the premises in Finchley. The lease, however, has set out clauses after five and 10 years, meaning Middlesex CCC could vacate the site in few years.

Our interest in Whitechurch Playing Fields would be the building of a new Indoor cricket facility. To satisfy the requirements of a professional cricket team we would require the following facilities:

- i) a building/hall approximately 50 metres x 20 metres in dimensions.
- ii) dressing rooms and toilets for both male and female cricketers.
- iii) a viewing gallery, above and at one end, so that parents, coaches, friends could watch from above.
- iv) a reception area
- v) office space for 10-15 people.
- vi) a meeting room
- vii) a gym containing weights, running machines, bikes etc

As there may be up to 80 people in the facility at any one time, - 36 using nets, 36 waiting to use nets and others not involved - quite a bit of parking would be required too. Peak times would be in the evenings (5-10pm) in January, February and March and April each year.

I hope this gives you some idea of what Middlesex CCC would be looking for on the site.

Yours Sincerely



ANGUS FRASER MBE
Managing Director of Cricket,
Middlesex CCC.

Stanmore Baptist Church

28th March 2012

Dear Arvind,

Thank you for meeting with us on Thursday 22nd March to discuss Stanmore Baptist Church use of the Whitchurch playing Fields. As discussed, we would like to have a key to the gate in Abercorn Road, nearest to the church building so that we can access the site easily. As a church, we have had free use of the playing fields for over 60 years and we are very keen to continue this with yourselves. We would not need use of your toilets as we would return to our building for this purpose. Detailed below are our requirements for our current use and those which we might like to make use of your proposed new facilities.

During Term Time (summer term): Current use

Thursday Evenings:

5.30-7pm Boys Club (Ages 5-11 yrs) approx 20 boys, using the area nearest to the access point in Abercorn Road (approx football pitch size but not requiring a pitch) for team sports and informal games
7-9pm Refuel Youth Club (young people aged 11-18yrs approx) using the same area for football and other games

Friday Evenings:

5.30-8.30pm Girls Brigade (Ages 4-16 yrs) approx 60 girls, the area nearest to the access point in Abercorn Road (approx football pitch size but not requiring a pitch) for team sports and informal games

During school holidays:

One week for our annual holiday club, 8.30am-12pm – either first week of summer holidays or during Easter holidays (dates TBC each year). Approx 100 children for football, cricket and other team games.

On occasional basis:

The church occasionally organises community events such as family fun days, when we offer activities to the local community such as barbecue, craft, bouncy castles, sports, etc, some of which are on the field.

Please note that the church offers the holiday club and other community events free of charge to the local community. The Thursday and Friday evening activities make a small charge to cover costs. No profit is made from these activities, and they are funded entirely by Stanmore Baptist Church


Interest in new facilities:

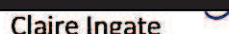
Girls Brigade: use of tennis courts and sand based courts one evening each during summer term

Playgroup (age 2-4) approx 30 children: Use of the woodland area and natural pond

We look forward to working with you; please keep us informed of developments.

Yours sincerely,


Shaun Lambert
(Senior Minister)


Claire Ingate
(1st Stanmore Girls Brigade & Playgroup Manager)

Stanmore Baptist Church, Abercorn Road, Stanmore, Middx, HA7 2PH
Telephone: 020 8954 2250

Email: nicki@stanmorebc.co.uk

Web site: www.stanmore.baptist-church.org.uk

Senior Minister: Rev Shaun Lambert

Youth worker: Christine Potter

Children's worker: Joel Botham



Wemborough Road Stanmore Middlesex HA7 2EQ

Alvin Mahendran
Whitchurch Consortium
Cavendish Rowe
32 Craven Road
London W2 3QA

23 March 2012

Dear Alvin

Thank you for taking the time to come into the school and present your proposals for the Whitchurch Playing Fields site. We are extremely interested in working with you on this project and wish to offer our support to your scheme.

We can see enormous benefit to the community and the Borough of Harrow in your project. As well as providing us much needed playing pitches for a variety of sports not otherwise available it also provides training rooms, a fitness suite, and accommodation for social events, conferences and seminars and so on.

We would work in collaboration with Stanmore College as we can see great synergies in working together. Stanmore College would be interested in using the pitches and spaces and will be looking to set up sports academies along the lines of the very successful football academies they already run for Wealdstone Football Club, Barnet FC and the Track Academy they run with Willesden Athletics Club.


We would be particularly interested in the community use, opportunities to develop childcare with our school, swimming lessons for our children in the pool, the exciting beach volley ball development.

Sadly the once beautiful Pavilion is now beyond repair. We like your plans for a new Pavilion building and see great potential in the centre development for our school and this community.

Our local community and the families of our school will benefit from work placements and real jobs at the centre, for example in security, sports leadership and coaching, administration, website design and hospitality. The school would also be in a position to offer training, work experience and apprenticeships for your staff.

Please keep us informed of the progress made with the plans. We look forward to a positive outcome from the meeting to be held with the community on 26 March.

Yours sincerely


Mrs A Winstrom
Headteacher

O/WPF/Proposal March 12



CABINET MINUTES

20 JUNE 2012

Chairman:	* Councillor Bill Stephenson	
Councillors:	† Bob Currie	* Thaya Idaikkadar
	* Margaret Davine	† Phillip O'Dell
	* Keith Ferry	* David Perry
	* Brian Gate	* Sachin Shah
	* Graham Henson	
In attendance: (Councillors)	* Marilyn Ashton	Minute 432
	* Susan Hall	Minute 432
	* Barry Macleod-Cullinane	Minute 432
	* Paul Osborn	Minute 432

- * Denotes Member present
† Denotes apologies received

431. Public Questions

RESOLVED: To note that the following public questions had been received:

2.

Questioner: Anton Ganesan, Cub Scout Leader
(asked by Councillor Stephenson)

Asked of: Councillor Phillip O'Dell, Portfolio Holder for Environment and Community Safety
(answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts)

Question: "I am a Cub Scout Leader with 1st Stanmore Scout Group and am very supportive of the Consortiums.

Plans to regenerate the Playing Fields and provide facilities to young people to become better citizens.

I was rather disappointed that some elderly people do not want a facility like this for young people to use that will keep them away from wasting their time.

My question to you is: Why a project like this has taken such a long time to materialise and why it is still dragging on?

If you ask any young people and people who work with young people whether they want such a facility the answer will be YES. I am in scouting for a long time and in UK for more than 20 years and I hope my expectations are reasonable."

Answer: Firstly, I can easily understand why the young people that you represent would be supportive of our plans for the Whitchurch Playing Fields site.

Although a substantial proportion of Harrow is made up of open space, only a relatively small amount of this is available for publicly accessible sports pitch use and, unfortunately, many of these pitches are not of the quality that our local sports men and women, boys and girls require, or expect, in the 21st Century.

The cost of establishing and maintaining high quality sports pitches is substantial. During these exceptionally difficult economic times it has become even more difficult for the Council to directly fund the development of essential sports infrastructure.

So the Council has turned to private sector partners to see if they can provide the resources to enable us to ensure that our residents can have access to high quality modern sports facilities.

So one of the reasons these things take so long is because of the need to ensure that everyone has a chance to have their say.

Assuming that Cabinet this evening decides to commission the Whitchurch Consortium to take the project forward, I will ensure that the detailed planning process is undertaken in a robust way.

It is crucial that we do not rush this next phase, rather

that we get it right and, as part of this, that we ensure the widest possible involvement in the formal consultation process which will be undertaken by the Council's Planning and Licensing Services.

3.

Questioner: Eddie Morris

Asked of: Councillor Phillip O'Dell, Portfolio Holder for Environment and Community Safety
(answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts)

Question: "As a Scout Leader of the 1st Stanmore Scout Group, we are very supportive of the Consortiums plans to regenerate the local playing fields as through our consultation with them we have been excited by their plans to enhance local wildlife habitats, ecology and biodiversity on site. Not only would this be good for wildlife but it would also provide the local Schools and Nurseries with a much needed educational resource.

Can the Council recommend a local expert that could work with the Consortium to enhance this offer?"

Answer: The Council employs its own ecologist within the Planning Department, who alongside a landscape architect is responsible for overseeing our programme for biodiversity enhancement across the borough, as part of the Green Grid.

Given that the Council's ecologist may be expected to advise the Planning Service in the determination of a planning application for the site in due course, in this case I would suggest that the Whitchurch Consortium contact the Harrow Nature Conservation Forum who are already working hard to improve the ecological assets of the borough.

I will ensure that the Whitchurch Consortium's manager and Harrow Nature Conservation Forum are put in touch with each other as soon as possible.

I am really encouraged by your Scout Group's interests in this important matter and if I can provide you with any assistance as you develop your own plans please do not hesitate to contact me.

Supplemental Question: I have seen the playing fields being neglected and at last someone is actually planning to do something and it seems very sad that a lot of people are against. My question is could this be supported by the Council

because obviously it is a very good plan to do?

Supplemental Answer: Thank you for your support. I will do everything we can for you.

4.

Questioner: Mrs Vrinda Guha
(asked by Councillor Bill Stephenson)

Asked of: Councillor Phillip O'Dell, Portfolio Holder for Environment and Community Safety
(answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts)

Question: "As a former pupil and later a teaching assistant at Whitchurch First School, I have watched the grounds and the pavilion gradually fall into a very poor state. There have been incidents of vandalism, drug dealing and other criminal activity happening in the school car park and the derelict pavilion. Only last month the side of the school was set fire to causing thousands of pounds of damage. Therefore, I think it is great that the Whitchurch Fields Consortium plans to regenerate the local playing fields and construct a new pavilion, secure the grounds and provide free use for the school children.

How is the Council going to help the Consortium in tackling the criminal and antisocial behaviour currently blighting the site?"

Answer: It is disappointing to hear of the unfortunate incidents at the Whitchurch School and Playing Fields site.

Site security will be a key feature of the Whitchurch Consortium's proposals for the new facility.

It will be vitally important that effective security is maintained, in particular when our youngest residents are using the new Centre.

Additionally the security arrangements need to manage customers using the facility, in particular those attending hospitality based events, to ensure that any rowdy behaviour is stopped in its tracks and, importantly, to minimise disruption to residents adjoining the site both during events and also during the arrival and departure phases.

The Council works with the Metropolitan Police Service, as part of the Safer Harrow Partnership, to maintain Harrow's position as one of the safest boroughs in

London.

Where there are outbreaks of anti-social behaviour, the Partnership can put in place targeted action depending on the particular circumstances.

5.

- Questioner:** Shyama Gauri Sodha
(Questioner did not turn up so question was not asked)
- Asked of:** Councillor David Perry, Portfolio Holder for Community and Cultural Services
(to be answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts)
- Question:** “I am a local resident to the Whitchurch Playing Fields and teach art on Saturday at The Sai School of Harrow in Stanburn School. I am happy that the Whitchurch Fields Consortium proposals are not only concentrating on sports alone and providing facilities for art, music and drama too.
- How is the Council going to support the Consortium in providing this facility for local clubs and schools?”
- Written Answer:** Through the Whitchurch Playing Fields project, the Council is endeavouring to enable the development of much needed, high quality, modern sports and leisure facilities.
- The Council can only bring these developments to fruition, in partnership with other organisations.
- The Whitchurch Consortium has already undertaken a substantial amount of work to bring together sports clubs and community groups, who are interested in working with them, to help the establishment of the new facility.
- Assuming that the Consortium is now formally commissioned to take this exciting project forward, the Council will do everything that it can to facilitate links with all relevant groups and organisations, to ensure the success of this really exciting project.
- I am sure my colleague, Councillor David Perry, Portfolio Holder for Community and Cultural Services, will do all that he can, through his Directorate, to ensure that the right people are brought together, so that we can all have something to celebrate, not just when we open the new facility but for many years to come.

6.

Questioner: Jyotsna Dey
(*Questioner did not turn up so question was not asked*)

Asked of: Councillor Phillip O'Dell, Portfolio Holder for Environment and Community Safety
(*to be answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts*)

Question: "As an elderly resident living in Stanmore, I am encouraged by The Whitchurch Fields Consortium's plans to enhance and increase wildlife by creating a nature reserve and a garden area. Not only would this be good for the local Schools but it would provide somewhere for elderly members of the community to enjoy.

Can the Council recommend a local expert that could work with the Consortium to enhance this aspect?"

Written Answer: Thank you for your encouragement for the Whitchurch Consortium's proposals.

The Harrow Nature Conservation Forum could provide the expert advice required at this stage.

I think this is an appropriate approach, and I will do what I can to help facilitate this contact and the involvement of the members of Harrow Nature Conservation Forum.

7.

Questioner: Mr Thomas Moran
(*Questioner did not turn up so question was not asked*)

Asked of: Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration
(*to be answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts*)

Question: "I am an immediate resident of the Whitchurch Playing Fields and aware of the current traffic issues. The Consortium's plans to mitigate this by having increased grasscrete parking spaces, cycle racks, shuttle services and pedestrian entrances will go a long way to addressing these issues, but how will the Council work collaboratively with The Consortium to address the traffic issues further?"

Written Answer: I am acutely aware of the concerns that have been raised by residents who live in very close proximity to the Playing Fields, regarding traffic related issues.

The Whitchurch Consortium are required to submit a detailed planning application before taking forward proposals and when these further details are received by the Council, a comprehensive review of the traffic and parking issues, will be undertaken by specialist officers, as part of the Council's assessment of the application. It is at this stage that the Council will determine if traffic management interventions are required.

In respect of existing parking pressures in the area, I am advised that a review of parking in the vicinity was conducted earlier in the year, and a detailed consultation on the introduction of "at any time" waiting restrictions at junctions along Wemborough Road, is scheduled as part of the Council's work programme.

8.

Questioner: Rebecca Anne Bishop
(Questioner did not turn up so question was not asked)

Asked of: Councillor Keith Ferry, Portfolio Holder for Planning and Regeneration
(to be answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts)

Question: "As a resident of Stanmore I have been following the tender process for the playing fields quite closely. I am very interested with The Consortium's idea to give start-up businesses the opportunity to be involved in running different aspects of the site and would be keen to run the cafe part or catering side. I would like to know how is the Council going to support the Consortium through the planning phase to avoid delay and help local residents setting up businesses in partnership with The Consortium?"

Written Answer: Quite rightly the focus of the project has been on the sports and leisure opportunities and the concerns of local residents.

You raise a really important issue, which is about the opportunities for growth in our local economy if this project can be taken forward to completion.

This project is also about the establishment of long term partnerships. Clearly a partnership between the Council and the Whitchurch Consortium, but also a partnership

between the Consortium, its customers, local residents, its suppliers, and the many sports clubs, community groups and schools, whose use of the new facilities, is vital to ensuring the long term success of the project.

As part of the partnership with the Council, we will be working with the Whitchurch Consortium to maximise the opportunity for local companies. I will also be looking to ensure that available jobs, in particular for our younger residents are clearly promoted within the borough and I will also want to ensure that the available jobs provide good quality training and career development opportunities.

The Council's Economic Development Officers, will be available to advise the Consortium on engagement with, and the involvement of local businesses.

If you let me have your contact details, I can pass these onto the Consortium, and I am sure that they will be in touch with you.

Good luck with the development of your catering business.

9.

Questioner: Raymond Read

Asked of: Councillor Phillip O'Dell, Portfolio Holder for Planning and Regeneration
(answered by Councillor Idaikkadar, Portfolio Holder for Property and Major Contracts)

Question: "Following conversations with Councillors, in particular Councillor Navin Shah, their responses make me think that the decision to allow this development in the playing fields will go ahead and will be rubber stamped. What assurances are there that the interests of immediate local residents will be protected from the effects of increased traffic, and nuisance from the many visitors to the pavilion late into the evenings and weekends and all day events?

(There will be constant pressure on the lives of local residents 24/7)."

Answer: Firstly, I wish to make clear in the most robust way possible, that no aspect of this project will be 'rubber stamped'.

I hope you agree that this evening's report has

presented a reasonably balanced view of the issues and concerns which have been raised by local residents in particular.

The planning process is a formal regulatory function which is quite independent of the day-to-day or commercial business management functions of the Council.

If commissioned to take this project forward the Whitchurch Consortium will be required to submit a detailed planning application to enable the new facilities to be established. The Planning Committee will determine the application at a public meeting. Planning officers will undertake formal consultation with residents and the product of this consultation will be reported in an impartial and objective way to the Councillors, who are Members of the Planning Committee.

Additionally, the Licensing Committee will consider any application submitted to it quite independently of all other Council functions and public consultation will also be required as part of this process.

As part of its applications, the Whitchurch Consortium will need to demonstrate how they will act to manage any identified adverse impact for the local community.

Having considered all material issues the Planning and / or Licensing Committees may place conditions to ensure appropriate management of the new facility and to minimise impact for residents.

The officer report makes clear that the commercial negotiations relevant to this project will be reported to a future meeting of Cabinet for formal approval. This is another example of the care that the Council is taking in respect of this important and sensitive matter.

I would like to assure all residents that there will be no rubber stamping on any issue relevant to this matter. There will only be the most careful consideration of all material issues at each point in the decision making process.

Supplemental Question:

This is just another extra lot of traffic and extra development that is in the area amongst lots of other developments. We cannot ignore the fact that Stanburn School, which is next door, is going to have quite a large increase in pupils. Is it going to be considered by alongside this application? There is a large amount of traffic going to be created by that.

Supplemental Answer: As part of any planning application, they have to submit a Travel Plan and the Planning Committee will consider all traffic impacts during their deliberations and they will make a decision on their own, independent of any other Council officers.

10.

Questioner: Mrs Chelsie Cassel

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "I have three children who play football on Whitchurch Playing Fields and consider this site to be unsuitable, as it currently does not have any essential amenities. Our Club, St Joseph's FC, are fined by the Middlesex Football Association each time we have a league match on this site as we do not have any changing rooms.

Harrow Council have not been able to provide such amenities and I understand that this has been due to the lack of finances. Whilst I am happy for another organisation to take over this site as these playing fields are not being maintained and attract unsocial behaviour (such as fires being started in the old pavilion, littering, alcohol, broken glass), my question is:

Will there be adequate toilet facilities, including female and male changing rooms as part of the new proposals?"

Answer: Yes, there will most definitely be adequate toilet facilities and changing rooms.

The Council is working to establish a modern sports facility and it is essential that the 'club house' provides superb changing and welfare facilities because this is what our sports men and women, boys and girls, require and expect.

Although the club house will provide a range of ancillary facilities, I know that the Whitchurch Consortium understand that the primary purpose of the building is for the provision of necessary welfare facilities to directly support the use of the outdoor sports pitches.

11.

Questioner: Himat Gami

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "The Corporate Director Place Shaping has clearly chosen to ignore the strength of feeling in the March consultation meeting in which the residents were strongly against the proposals. He is recommending these proposals as the Council wants to off-load their responsibility. It's a bit pointless collecting signatures from people who are not going to be affected by the changes. It is rather irrelevant that other sports clubs are in support so long as "it's not in my back yard". We have a massive Harrow Leisure Centre in our Borough and this is adequate.

My question to the Portfolio Holder is how many people are in favour of the proposal whose back garden actually falls into the Whitchurch Playing Fields?"

Answer: I cannot agree that the report ignores the views of residents who are against the Whitchurch Consortium's proposals.

The report which Cabinet will consider this evening contains clear and objective summaries of the issues and concerns that have been raised by residents.

On page 247 of the report (the penultimate paragraph) there is a clear statement which reads '... residents immediately adjoining the site are particularly concerned about the adverse impacts that the Whitchurch Consortium's proposal will have for them.'

The same paragraph states that only seventeen signatories from the adjoining streets have shown support for the proposal.

I can quite understand why the residents whose homes are located on the streets immediately adjoining the site are most concerned about this proposal. I am really sympathetic to your views.

However, the Council has to consider the needs of the entire borough. We have a severe shortage of good quality outdoor sports facilities. This project has the potential to improve this situation.

The Council will also do all that it can to ensure that any

adverse impacts for the local community are minimised.

Supplemental Question: I still did not hear from your answer how many people from the signatures that were collected, whose back garden falls into the Whitchurch Playing Fields, actually said "Yes"?

Supplemental Answer: I have already said in my answer there are seventeen signatures from the adjoining streets.

12.

Questioner: Hilla Moshenson

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "In a recent discussion with residents the Whitchurch Consortium boasted that it had visited some 4000 houses as part of its consultation. Given that most houses have more than a single occupancy, the 1200 signatures on the Consortium's petition was obtained from less than 20% of the people the consortium visited, are you willing to accept that the majority of residents in the area object to the consortium's selection as is constantly represented by residents to the Council?"

Answer: I accept and fully understand that a significant number of residents in the area are concerned about the Whitchurch Consortium's proposals for the Whitchurch Playing Fields site.

The key issue for the Council is that majority of our outdoor sports pitches are of inferior quality and we need to do everything reasonably possible to provide modern high quality facilities for the entire community of Harrow.

The Whitchurch site is comprised of twenty two acres which has been designated and set aside for sports playing field use.

Our sports men and women, boys and girls, need to be able to develop their skills on good quality pitches. Good quality pitches supported by modern ancillary facilities, will also in my opinion, encourage greater participation in active sport and recreational activities. I hope that you can support the Council's efforts to do everything possible to enable appropriate sports facilities development to be taken forward in an appropriate way, always ensuring due consideration for the impact on local residents.

Although I fully appreciate the concerns of residents whose homes are associated close to the site, you have my assurance that the Council will do everything reasonably possible to ensure that disruption and inconvenience is minimised.

I hope that you can understand that our overriding objective is to ensure the provision of good quality sport and leisure facilities for the entire community of Harrow.

Supplemental Question: It does sound like you have made up your mind. Why has the Council not actually engaged in the consultation and left it for the bidder to blow its trumpet with figures that are fictitious at best, rather than go out there and listen first hand to local residents. You proclaim to be the Council that listens and are you going to listen tonight because I am not sure that you are from your answer?

Supplemental Answer: I do not accept that they do not listen to you. A sports open day, was designed to show people the maximum impact. The pitch was changed by 90° and they were planting more trees to cover the flood light effect. There are so many things they are doing. This is only the beginning. There is a long way to go, then we have to negotiate how we commercially agree on that and they are going to consult you and we are going to consult you on that. We are always going to do our best to make sure any inconvenience caused to you is minimal.

13.

Questioner: Jennie Doble, asked by Stephen Lewis

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "I understand that the Council has to get best value for money for Harrow Residents, but surely there are also other Government directives to local Councils, to consult and work with local communities to obtain their views and to take these views into consideration when making decisions.

How do Harrow Council ensure these two directives are compatible and how will you put this into operation in relation to Whitchurch Playing Fields?"

Answer: As I have stated in responses to previous question, our overriding objective is to ensure the provision of modern high quality sports and leisure facilities which are

available for use by our entire community.

We have not yet commenced the detailed commercial negotiations relevant to this project. What we have done is concentrated on engagement, in particular with the residents who live closest to the Whitchurch Playing Field site.

In so doing we have been able to obtain a clear and comprehensive understanding of, in particular, local concerns and this feedback will be incorporated within the detailed planning for the development and operation of any new facility.

Our commercial negotiations will be undertaken to ensure that 'Best Consideration' can be demonstrated. In so doing we will aim to strike an appropriate balance between total capital investment, lease term, subsidised access, charging policy and site utilisation.

You will understand that there is a balance to be found between each and all of these elements and crucially impact on the local community will be a key overarching consideration when determining the final agreement.

14.

Questioner: J Pais
asked by Councillor Barry Macleod-Cullinane

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "By commissioning Whitchurch Consortium to develop and run the sports and leisure facilities on the site you are committing yourself to granting the necessary licences for liquor and late night entertainment, without which the project would not be viable. The Consortium would not have pursued the project this far without assurances from the Council that the licences are only a formality. Will the contract with Whitchurch Consortium include written guarantees regarding noise, opening hours, light pollution and anti-social behaviour etc. and will the Council withhold the licence, if necessary?"

Answer: The Council has given no commitment whatsoever regarding the grant of licences. We cannot do that and it is illegal.

As I stated in my response to Mr Read's question earlier, the Licensing function operates quite independently of all other Council functions.

Assuming that we complete a Development Agreement with the Whitchurch Consortium, a planning application is approved and the development is constructed, there is no guarantee that a licence will be granted automatically.

The Licensing Committee has wide ranging powers of determination from refusal of the licence to granting with conditions.

Assuming that any applications are approved, it is likely that in determining the application that both the Planning and Licensing Committees will impose appropriate conditions. It would be understandable if the Planning and Licensing Committees incorporated conditions, in respect of noise, opening hours, external lighting and anti-social behaviour.

These conditions will be incorporated within the Lease Contract thereby providing the most robust controls possible.

Any person has rights to ask the Council to review a licence at any time if the facility is not being managed in an appropriate way.

Supplemental Question:

Given the fact, as Mr Pais originally asked in his question about the business case being founded upon the licence function to enable them to hold social functions within the pavilion, there seems to be issues when you go through all the paperwork about security and so forth, extra work that is going to be required; how is the business case stacking up with all these extra costs with the necessity to have a major function hall at the pavilion to fund everything? Have you looked through it and have you looked through the business case to satisfy yourself that, in fact, what they are proposing is not basically a function hall with some community sports but is, in fact, community sports with just merely a bar.

Supplemental Answer:

I have no idea what the Licensing Panel is going to do. If they say "no alcohol", the agreement may break down. The bidders may simply walk out. We have to operate on the reasonable expectation assumptions which may not work. We just have to wait and see. It is going to be many months before the financial model is refined, revised and see whether it is workable or not.

15.

Questioner: Stephen Lewis

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: “In its Cabinet decision to proceed to award preferred bidder status to the Whitchurch Consortium, the Council placed significant emphasis on the soundness of the Consortium's business case. Does the Portfolio Holder continue to believe that Whitchurch Consortium's business case to provide community sports on the playing fields remains viable?”

Answer: Assuming that Cabinet commission the Whitchurch Consortium to take the project forward, the necessary detailed commercial negotiations will now commence.

As part of these negotiations the Council will require the Whitchurch Consortium to present a revised Business Plan and to demonstrate that it will be commercially viable over the term of the plan.

Prior to making the decision at Cabinet in November 2011 to appoint the Whitchurch Consortium as the preferred bidder, Council officers had undertaken a financial review. This will be repeated again at various stages until such time as the lease is finally completed.

16.

Questioner: Mrs Melanie Lewis

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: “The draft DPD submission that is being considered tonight emphasises that “the site is suitable for community outdoor sports use only” and that “development will be restricted to the minimum necessary to support outdoor sports use, and must not prejudice the role of this site as a flood storage area.” What restrictions are you proposing to limit re-development of the pavilion by the Whitchurch Consortium to prevent it being used as a venue for social events rather than community sports and have you considered the impact of the proposed all-weather pitch on the role of the site as a flood storage area?”

Answer: The size and use of the pavilion will be considered at the planning application stage and appropriate conditions applied, to ensure that the proposed development is

consistent with the Site Allocations Development Plan Document and other planning policies relevant for the site.

The Development Agreement and Lease will provide an absolutely clear link with any planning permission. The Lease will also require the Council's explicit approval before any planning permissions are submitted in the future. The Council as Landlord will need to agree that it is prepared to accept the submission of the planning application, prior to any consideration by the Planning Committee.

The layout of the site, including the all-weather pitch, has been developed in discussion with the Environment Agency. Further discussions will be undertaken with the Environment Agency on the location and impact of all of the different components of the proposed scheme prior to the submission of the planning application, to guide the drainage strategy for the site, maintain flood storage capacity and determine any measures that may be required to mitigate the risk of flooding elsewhere.

Supplemental Question: Mr Trehern's letter to the Ombudsman does not mention the Environment Agency once. So when is this consultation by the Environment Agency going to take place, when according to the Ombudsman it should have happened some while back. Would you not agree?

Supplemental Answer: You mention Mr Trehern's letter which I have not seen, so I cannot respond.

Andrew Trehern: There is an ongoing Ombudsman investigation so I think it will be appropriate to maintain the correspondence between the Council.

17.

Questioner: Michelle Stern

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "What guarantees can the Council give that this not a commercial development of a bar and function hall masquerading as a sporting facility?"

Answer: At pages 145 and 146 of our agenda papers this evening are the site specific references for the Whitchurch Playing Field site, from our proposed Site Allocations, Development Plan Document.

Mrs Lewis' question clearly stated the Planning Policy context for this important sports facility.

I can therefore answer your question with a high degree of confidence that planning permission will only be granted for the development of this site if the Planning Committee is confident that the primary function of the playing field site remains 'outdoor sports use'.

Supplemental Question: I would like to ask, given the incompetence of the Consortium's presentation on 26 March and the fact that they run Blake Hall which is in an isolated location and hosts events up to 2.00 am or later, has direct access to 'A' roads and no housing nearby, how do you consider that this a suitable company to be running this very different site and that they are competent to do this?

I hope Harrow Council has reserves in the bank for when residents sue Harrow Council for their neglect of duty to its residents when we are flooded because they have displaced all the water somewhere else.

Supplemental Answer: There are two questions there. Whitchurch Consortium did not say they are going to run the facility exactly how they are running in Wanstead. This is a different location; they are going to run it separately. This is the whole idea of this development agreement. The officers and they will sit down and make sure everything is going the right way and that it is appropriate for that location.

432. Councillor Questions

RESOLVED: To note the following Councillor Questions had been received:

1.

Questioner: Councillor Barry Macleod-Cullinane

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and Portfolio Holder for Property and Major Contracts

Question: "For an administration which says it values the views of local residents, why are you pressing ahead with awarding the Whitchurch Consortium with the contract to develop Whitchurch Pavilion and Playing Fields, when the paper before Cabinet tonight makes it abundantly clear local residents don't want this to happen?"

Answer: The Council has been thinking about opportunities to improve the Whitchurch Playing Fields for many years.

In fact, the background selection of this evening's report clearly states that Cabinet considered the matter in November 2008.

You are also aware of the poor quality of most of our outdoor pitches, and the time has come, even in this challenging economic period, to see what can be done to provide improved facilities for our sports men and women, boys and girls. I really do hope that you can support me in this endeavour.

The Whitchurch Playing Fields is a substantial site and therefore has a borough-wide strategic significance. Given its playing field designation, it is wholly appropriate that we consider this site for development as a modern, high quality, sports and leisure facility.

However, and this is a really important issue for myself and my colleagues on Cabinet, any development of improved sports and leisure facilities which we agree to take forward on this site is only approved once we are entirely satisfied that the disturbance and inconvenience to local residents has been minimised.

The very last thing that we want to achieve is a wonderful new sports and leisure facility at the expense of our local residents' enjoyment of their homes.

As I have said in responses to questions from members of public, the Council has to take a borough-wide view. We will do everything possible to find a good and appropriate balance between the needs of our sports users and local residents.

Supplemental Question: Is it not a fact that when the Consortium did present at the public meeting, you described the presentation as flawed and failed to make a case, that there was an outcry at the meeting by the residents about how poor it was. Is it not a fact that residents have repeatedly raised questions, as they have done tonight again, about the impact it will have on their lives. Is it not a fact that the report does not give weight to the residents in the immediate locality.

Supplemental Answer: As I said before, we need to look at it Borough-wide. We are not looking at just the local area.

2.

Questioner: Councillor Barry Macleod-Cullinane

Asked of: Councillor Thaya Idaikkadar, Deputy Leader and

Portfolio Holder for Property and Major Contracts

Question: “In the DPD paper that went to Overview and Scrutiny on the 12th June, it explicitly ruled out any housing being permitted on the Whitchurch Pavilion and Playing Fields site. How is this compatible with the Whitchurch Consortium proposing 24-hour live-in caretaker/security on the site, why haven't you as Portfolio Holder noticed this restriction and ruled this facility out, and what would the impact on the business case be of ruling this facility out?”

Answer: I am advised that your question at Overview and Scrutiny Committee related to the Site Allocations Development Plan Document. Your query is recorded on page 8 of the Cabinet Supplemental Agenda 2 which is the reference from Overview and Scrutiny Committee.

I assume that your query relates to the statement on page 252 of the Cabinet papers, under the section ‘Safety and Security’.

The statement reads ‘The Consortium proposes additional security through a 24 hour caretaker living on site and with repairs and upgrading of the existing boundary fencing. There is a further intention to install non intrusive CCTV to facilitate site wide operations.’

The Site Allocations DPD is absolutely clear and I quote from page 146 of this evening's Cabinet papers:

‘The site is currently open space and is an important recreational destination. The site is suitable for community outdoor sports use only. Development will be restricted to the minimum necessary to support outdoor sports use, etc’.

Local residents have raised concerns about anti-social behaviour on the site as it exists today and about ongoing site security, if the Whitchurch Consortium's proposals are implemented.

Clearly the deployment of a site manager or caretaker, who is resident on the site, could be part of a broader security plan as referenced in this evening's Cabinet papers. However, the introduction of a residential unit on the site may be controversial and sensitive from a planning policy perspective.

At this stage as the Cabinet report states ‘The Consortium propose’. That is all we have at this stage – an initial outline suggestion and I understand that other

similar facilities use a similar approach to good effect.

If the Whitchurch Consortium wish to include this proposal as part of their detailed planning application for the site, this will be subject to determination by the Planning Committee.

Supplemental Question: In terms of the proposal by Whitchurch Consortium to build what they described as a bungalow on the site, probably next door or on top of the Tesco's that they were proposing on the site, could you explain to me, have you gone through the covenants that relate to the land to check whether or not any of this is entirely within their proposals and in keeping with the paper and the decision tonight?

Supplemental Answer: Barry, there is no mention of Tesco's anywhere. I have not seen it. There is no mention of a bungalow. What they are proposing, as part of the pavilion there would be some sort of accommodation for the caretaker, related to his job.

This is their proposal only. In the development stages we will look at it again and this is a proposal made some time ago. The Planning Committee has the final authority to say whether they will get planning permission or not.

447. Key Decision - Whitchurch Playing Fields

Cabinet received a report of the Corporate Director Place Shaping, which provided a comprehensive summary of the consultation and engagement activity which had been undertaken in respect of proposed development of the Whitchurch Playing Fields, since November 2011.

The Portfolio Holder for Property and Major Contracts was of the view that, if approved, the proposal would provide excellent facilities for people of all ages. The Portfolio Holder added that the consultation had been wide and that he was grateful that the site was being considered for development after many years. He added that this was only the second stage of the process and that many other considerations would be necessary before any development on the site could go ahead. Moreover, there were no guarantees that the development would go ahead. He assured that the proposal would not be 'noddled' through without robust and careful consideration. He commended the report to Cabinet.

The Corporate Director Place Shaping stated that the Whitchurch Playing Fields site was of strategic significance to the borough. The Corporate Director explained the consultation process following approval by Council in November 2011 and the feedback received following engagement with residents. He added that all Members of Cabinet had previously received the

petitions received in relation to the proposals, including that organised by the Whitchurch Consortium in support of the proposals.

The Corporate Director added that this was the second stage of the process and that the report was impartial and comprehensive and had captured the key issues made by residents. He was of the view that the proposals would not adversely impact on the residents and that the object had been to manage, mitigate and minimise the impact on both the local community and the borough as a whole. The Council would have failed if the development would result in creating an adverse impact on the community.

The Corporate Director added that, if the proposals were approved, the Whitchurch Consortium would be expected to undertake pre-application consultation prior to the submission of a planning application, which would be considered by the Council's Planning Committee. He added that the planning process was an independent one.

The Portfolio Holder for Children, Schools and Families was of the view that the proposal would create a legacy for future generations and that the young people of Harrow, who often felt that they were not listened to, would particularly benefit from the creation of a sport facility. The Council had an opportunity to develop a facility for families to use, and he expected the various processes to be approved independently.

The Portfolio Holder for Community and Cultural Services stated that a recently conducted survey by the Council had shown that only 15% sport pitches were rated as good or excellent. The proposals from the Whitchurch Consortium would help improve this figure and he alluded on the support received from the various colleges, scout groups and sporting organisations to this investment in the borough during an Olympic Year. The Portfolio Holder added that it was important that the Council listened to the concerns of the local residents but at the same it had a vision to fulfil which was to improve the facilities in the borough. The Planning and Licensing processes were independent and he expected the applications from the Whitchurch Consortium to be analysed with vigour.

The Portfolio Holder for Adult Social Care, Health and Wellbeing referred to a letter of support from Age Concern which would also wish to use the facilities. She added that older and disabled people would also benefit from the proposal.

The Leader of the Council referred to the work that previous administrations had done to bring the Whitchurch Playing Fields into use. He added that further reports would be submitted to Cabinet, including the Development Agreement, and that many issues had to be resolved before the proposals were brought to fruition.

RESOLVED: That, having considered the feedback from the consultation and engagement activity summarised within the report:

- (1) the Whitchurch Consortium be commissioned to develop a community sport and leisure facility, at the Whitchurch Playing Fields, subject to agreement in respect of commercial terms;
- (2) it be noted that negotiations in respect of the Development Agreement, associated Service Level Agreement and Lease Terms would now commence, as previously authorised by Cabinet.
- (3) it be noted that the outcome of the negotiations would be reported to Cabinet for final approval.

Reason for Decision: To attract inward investment to establish a modern sports and leisure facility, to include substantially improved playing pitches, for the benefit of the Community, at no direct financial cost to the Council.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.51 pm).

(Signed) COUNCILLOR BILL STEPHENSON
Chairman

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