

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

Reference No: HGY/2014/0053	Ward: Woodside
Address: New River Sports Centre White Hart Lane N22 5QW	
<p>Proposal: Alterations, extension and improvement to the existing grandstand, alterations, extension and improvements to the existing old pavilion, erection of an air dome structure (accommodating 4 No. tennis courts) resurfacing of the existing multi use games area (MUGA), new 5-a-side 3G pitch complex (accommodating 10 x 5-a-side 3G pitches), new 3G mini football pitch. Refurbishment of the existing 400m athletics track, new 3G pitch located on athletics track infield area, Introduction of a new 'Trim Trail' and boundary improvements</p>	
Existing Use: Leisure	Proposed Use: Leisure
Applicant: Mr Anthony Cawley Fusion Lifestyle	
Ownership: London Borough of Haringey	
Date received: 02/01/2014	
Amended plans received: 27/02/2014	
Drawing number of plans and documents:	
<u>Drawings</u>	
13.263.P01	Location Plan;
13.263.P02	Existing Site Plan (index);
13.263.P03	Existing Site Plan Sheet 1 of 5;
13.263.P04	Existing Site Plan Sheet 2 of 5;
13.263.P05	Existing Site Plan Sheet 3 of 5;
13.263.P06	Existing Site Plan Sheet 4 of 5;
13.263.P07	Existing Site Plan Sheet 5 of 5;
13.263.P08	Existing Site Sections/Elevations (Index sheet 1);
13.263.P09	Existing Site Sections/Elevations (Index sheet 2);
13.263.P10	Existing Site Section A - A (South East Elevation);
13.263.P11	Existing Site Section B – B;
13.263.P12	Existing Site Section C – C;
13.263.P13	Existing Site Section D - D (North West Elevation);
13.263.P14	Existing Site Section E - E (North East Elevation);
13.263.P15	Existing Site Section F – F;
13.263.P16	Existing Site Section G - G (West Elevation);
13.263.P17	Grandstand Existing Plans;
13.263.P18	Grandstand Existing Elevations and Section;
13.263.P19	Old Pavilion Existing Plan, Elevations and Section;
13.263.P20	Proposed Site Plan (index);
13.263.P21	Proposed Site Plan Sheet 1 of 5;
13.263.P22	Proposed Site Plan Sheet 2 of 5;
13.263.P23	Proposed Site Plan Sheet 3 of 5;

13.263.P24 Proposed Site Plan Sheet 4 of 5;
 13.263.P25 Proposed Site Plan Sheet 5 of 5;
 13.263.P26 Proposed Site Sections/Elevations (Index sheet 1);
 13.263.P27 Proposed Site Sections/Elevations (Index sheet 2);
 13.263.P28 Proposed Site Section A - A (South East Elevation);
 13.263.P29 Proposed Site Section B – B;
 13.263.P30 Proposed Site Section C – C;
 13.263.P31 Proposed Site Section D - D (North West Elevation);
 13.263.P32 Proposed Site Section E - E (North East Elevation);
 13.263.P33 Proposed Site Section F – F;
 13.263.P34 Proposed Site Section G - G (West Elevation);
 13.263.P35C2 Grandstand Proposed Plans;
 13.263.P36C2 Grandstand Proposed Elevations and Section;
 13.263.P37 Old Pavilion Proposed Plan, Elevations and Section;
 E01 Proposed Court Lighting Vertical Overspill Details;
 E01 Proposed Court Lighting Horizontal Overspill Details;
 E01 Proposed Court Lighting;
 E03 Existing Light Overspill;
 Existing Surface Water Drainage, ref. Figure: B.4;
 Proposed Surface Water Drainage, ref. Figure: C.4;
 Existing Site Permeability, ref. Figure: C.1;
 Unmitigated Proposed Site Permeability, ref. Figure: C.2; and
 Mitigated Proposed Site Permeability, ref. Figure: C.3

Documents

Planning, Design and Access Statement, ref. White Hart Lane Community Sports Project;
 Transport Assessment , ref. TC/615674/JIR;
 White Hart Lane Sports Flood Risk Assessment, ref. V3.0;
 Phase II Geo-environmental Assessment Report, ref. DMB/771450/R2;
 White Hart Lane Sports Centre Proposed Flighting Upgrade, ref SP1006_1
 Phase 1 Ecological Scoping Survey, ref 1026_Rev B & Appendix A Rev A - Site plan with proposed mitigation

Case Officer Contact: Aaron Lau

PLANNING DESIGNATIONS:

Metropolitan Open Land (MOL)
 Local Ecologically Valuable Site

RECOMMENDATION

GRANT PERMISSION subject to conditions and referring the planning application to Secretary of State and subject to the removal objection of the Environment Agency.

SUMMARY OF REPORT:

This planning application seeks to comprehensively upgrade, improve and enhance the existing sports facilities at New River Sports Centre White Hart Lane which would encourage and foster healthier lifestyles and the increased uptake of physical activities in accordance with the Haringey’s Sustainable Community Strategy, the NPPF and London Plan and Local Plan Policies to help to contribute towards a healthier and inclusive community.

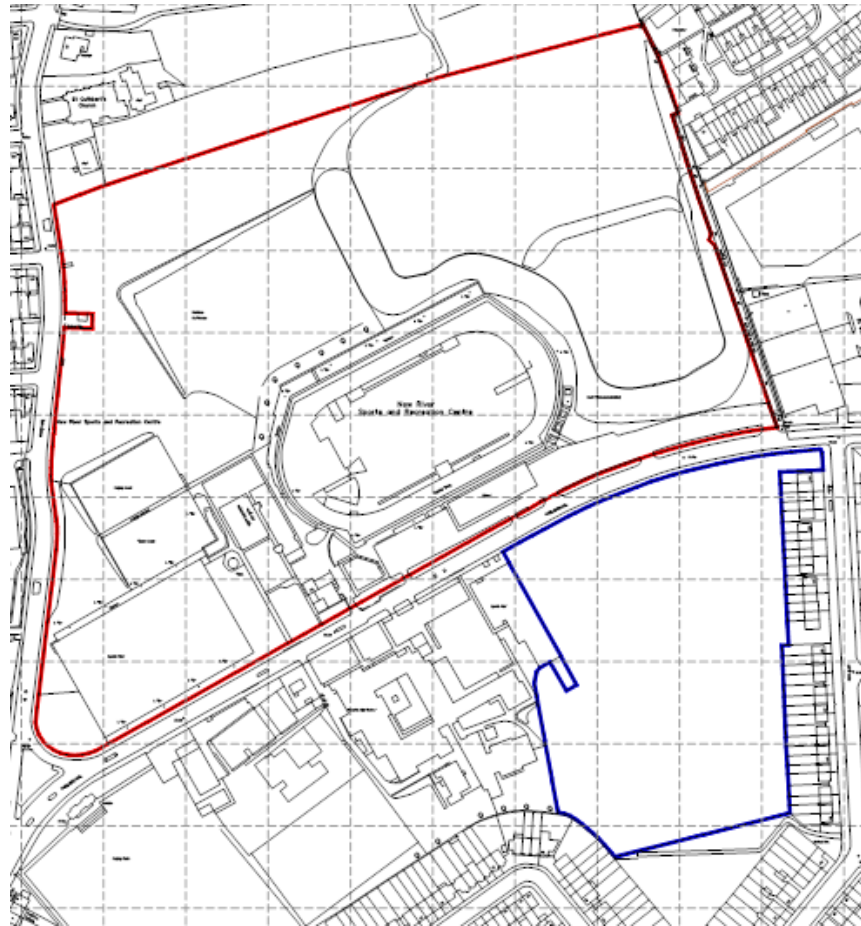
The site is designated in the Council's Local Plan as Metropolitan Open Land (MOL) and is a Local Ecologically Valuable Site. It is considered that the proposal subject to site wide ecological management plan condition, in addition to the replacement of existing grassed playing fields with 3G sports pitches would adhere to the policies relevant to these designations.

Officers deem the design of the proposal sensitive and would not have a significant degree of impact upon the character and visual amenity of the site and surroundings. The siting of the green tennis dome in a dip which would be screened by boundary trees is considered not to have a material adverse impact on the amenity of adjacent properties within Wolves Lane and the surrounding area generally.

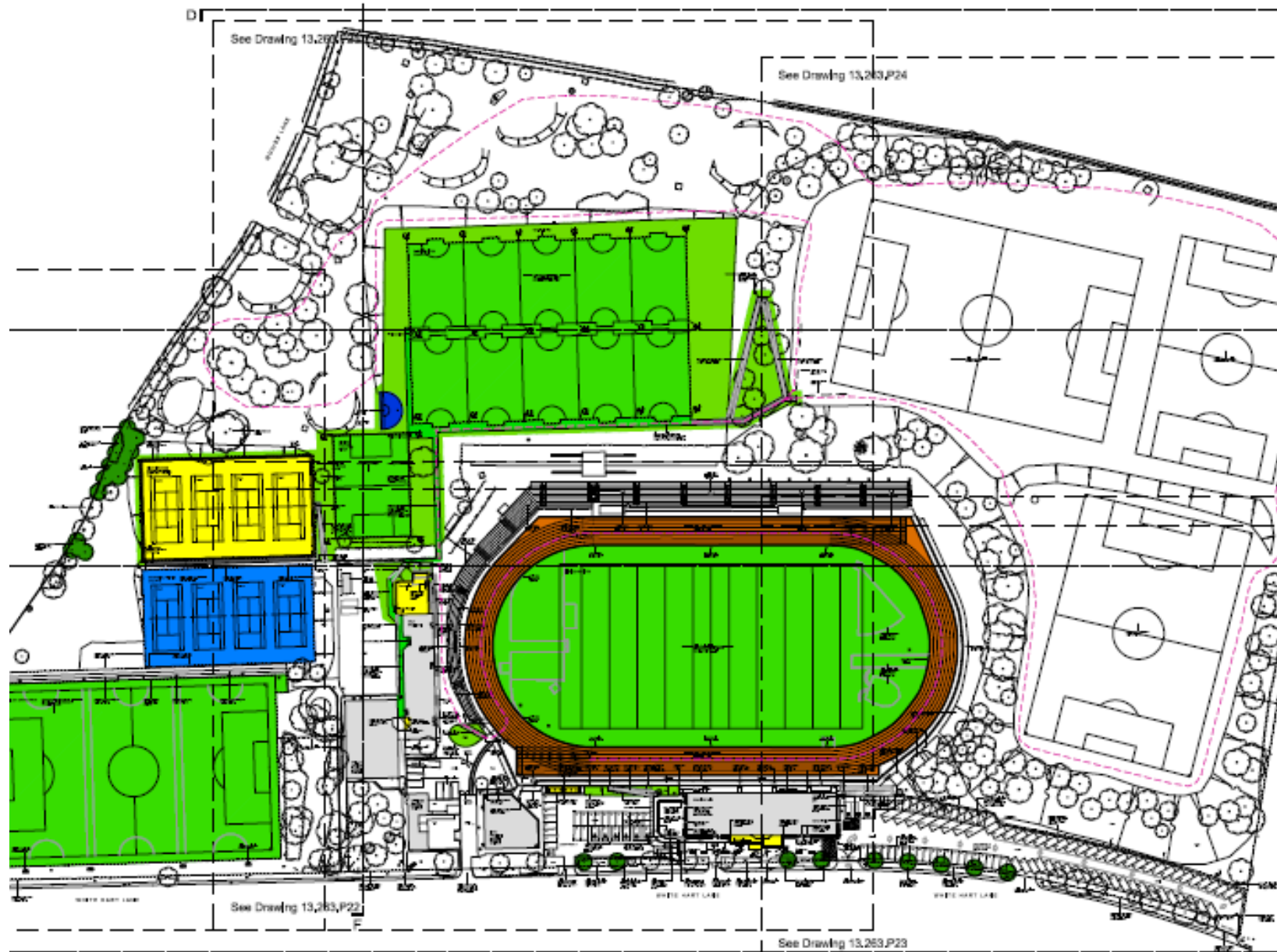
The proposal does not prejudice existing road conditions regarding vehicular movement along White Hart Lane and the local road network generally, and would not cause any further pressure on parking in the locality.

The proposal has been inclusively designed, and incorporates an acceptable sustainable urban drainage system to help mitigate surface water flooding from extreme storm events.

1.0 SITE PLAN



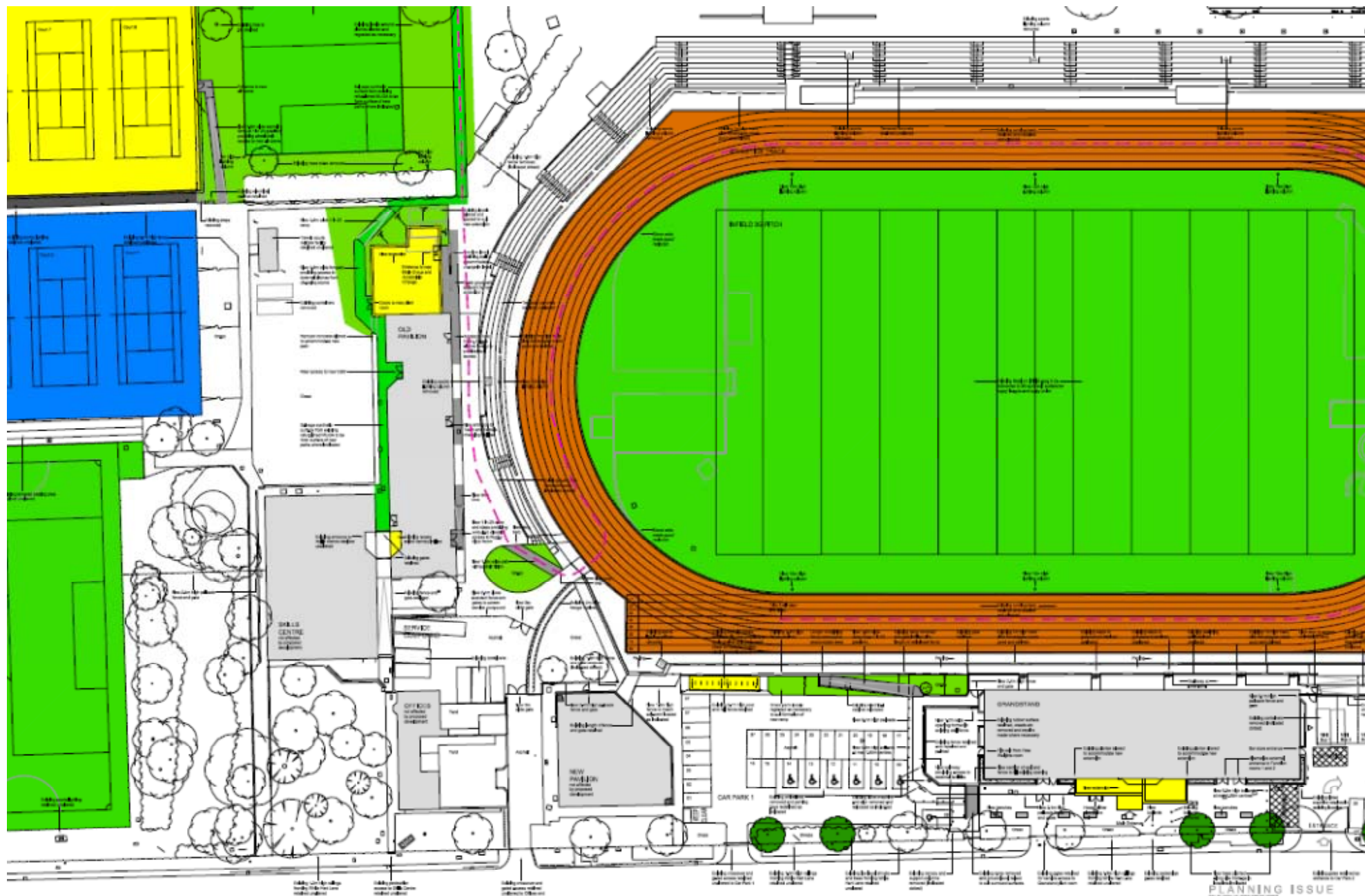
2.0 DRAWINGS & IMAGES



Proposed site plan



Proposed site plan 1



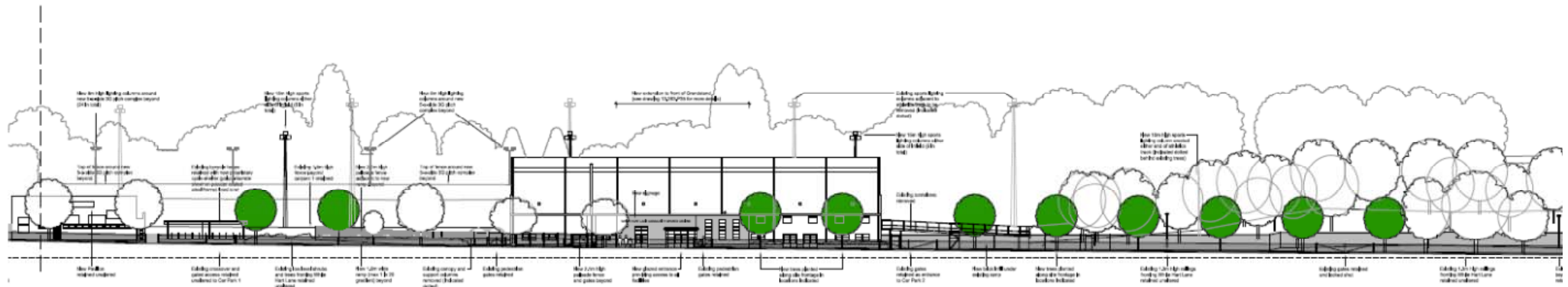
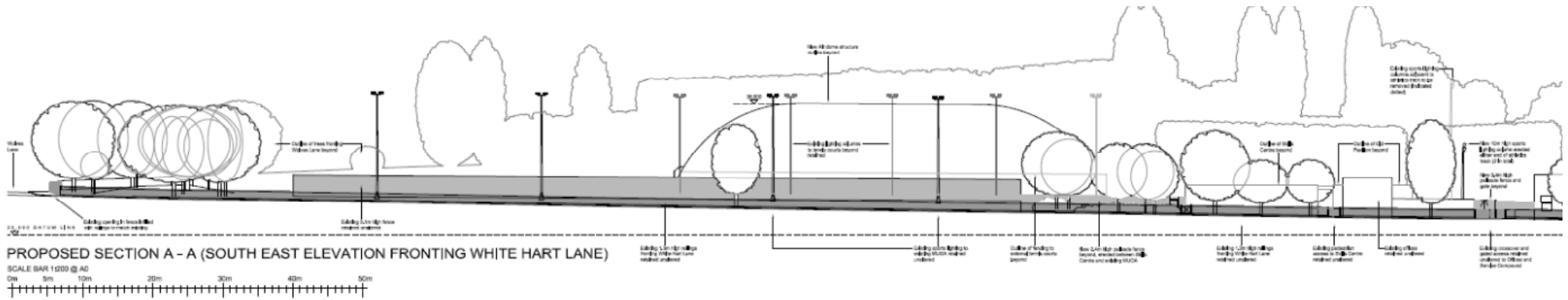
Proposed site plan 2



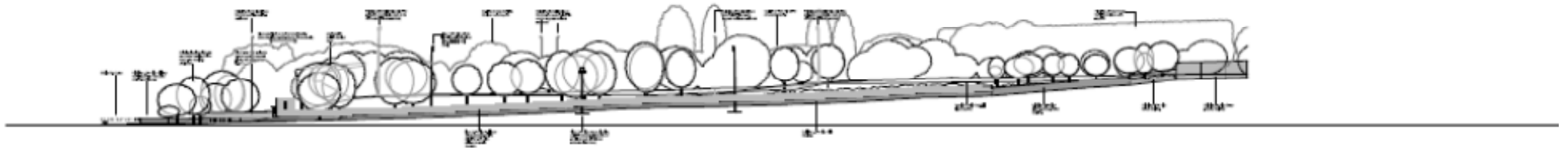
Proposed site plan 3



Proposed site plan 4

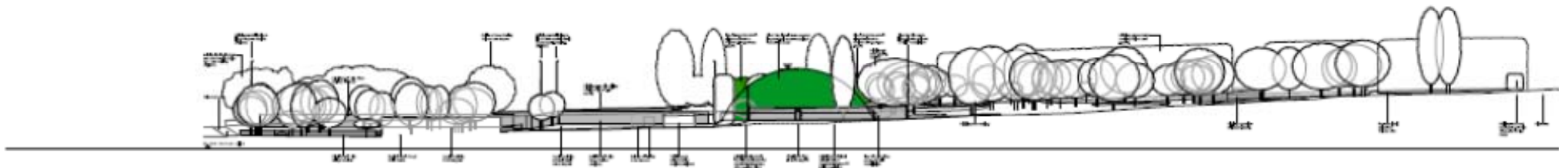
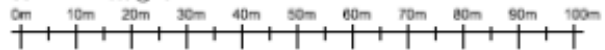


Proposed site sections and elevations 1



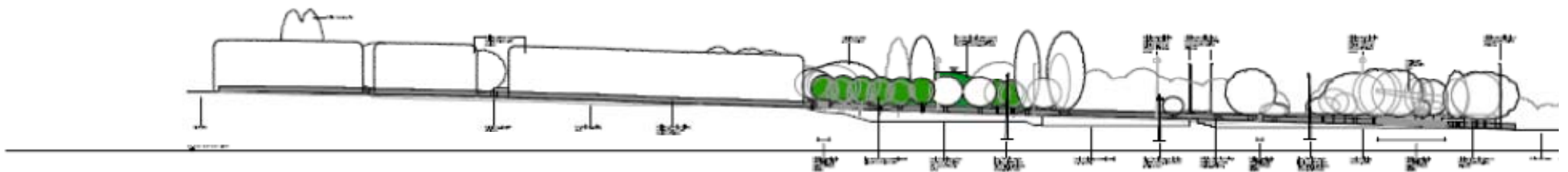
PROPOSED SECTION E - E (NORTH EAST SITE BOUNDARY ELEVATION)

SCALE BAR 1:500 @ A0



PROPOSED SECTION F - F

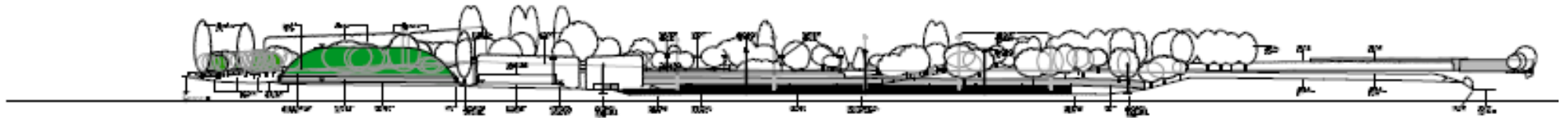
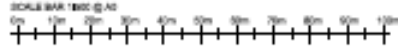
SCALE BAR 1:500 @ A0



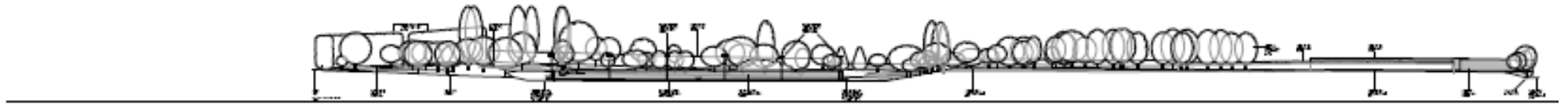
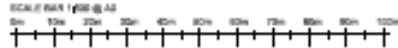
PROPOSED SECTION G - G (WEST ELEVATION FRONTING WOLVES LANE)



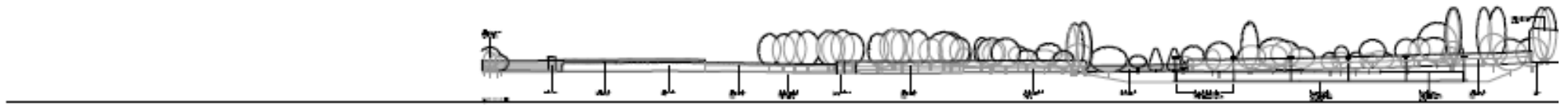
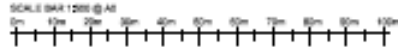
PROPOSED SECTION A - A (SOUTH EAST ELEVATION FRONTING WHITE HART LANE)



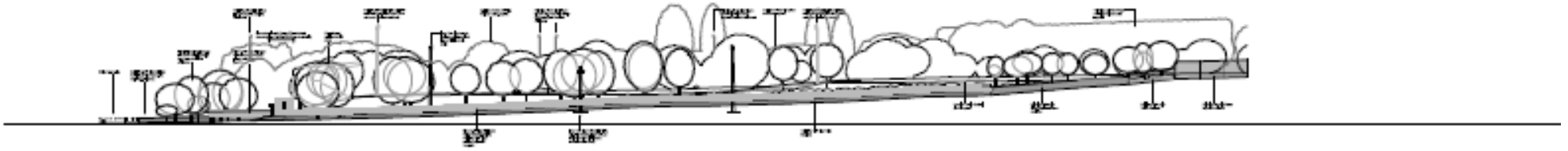
PROPOSED SECTION B - B



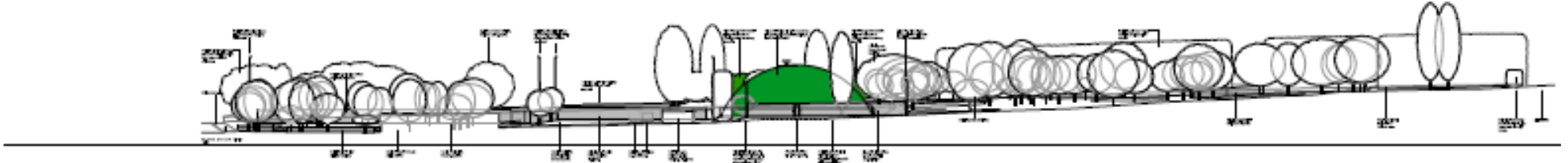
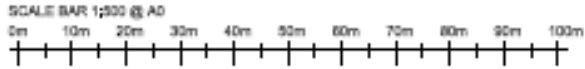
PROPOSED SECTION C - C



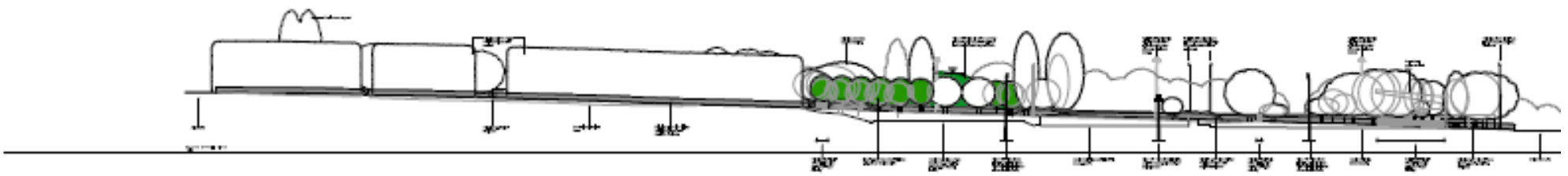
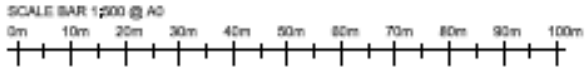
PROPOSED SECTION D - D (NORTH WEST SITE BOUNDARY ELEVATION)



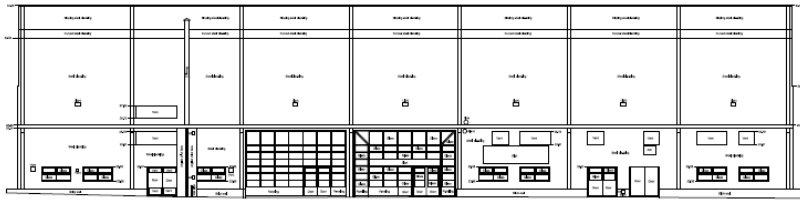
PROPOSED SECTION E - E (NORTH EAST SITE BOUNDARY ELEVATION)



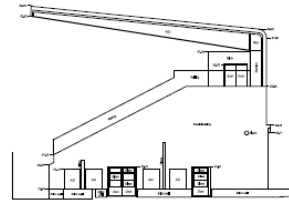
PROPOSED SECTION F - F



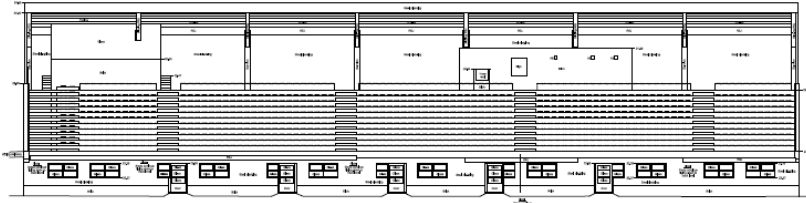
PROPOSED SECTION G - G (WEST ELEVATION FRONTING WOLVES LANE)



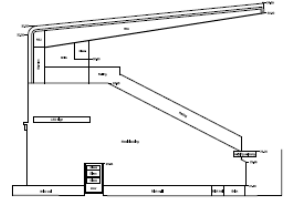
EXISTING SOUTH EAST ELEVATION



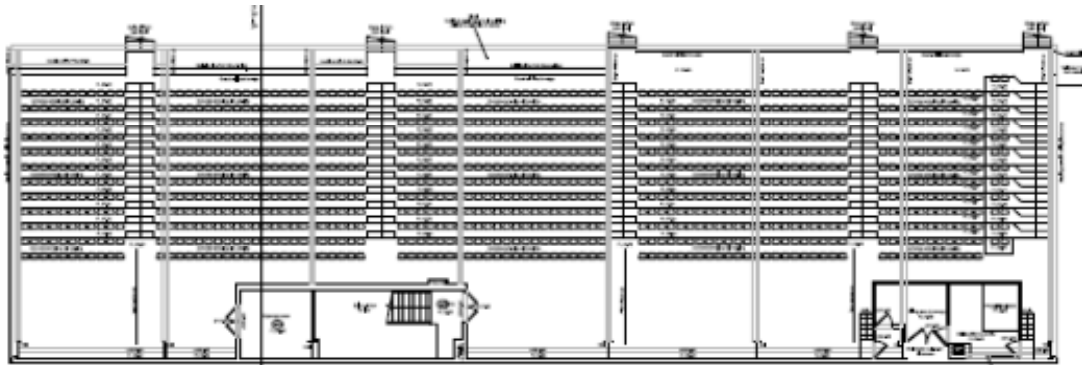
EXISTING SOUTH WEST ELEVATION



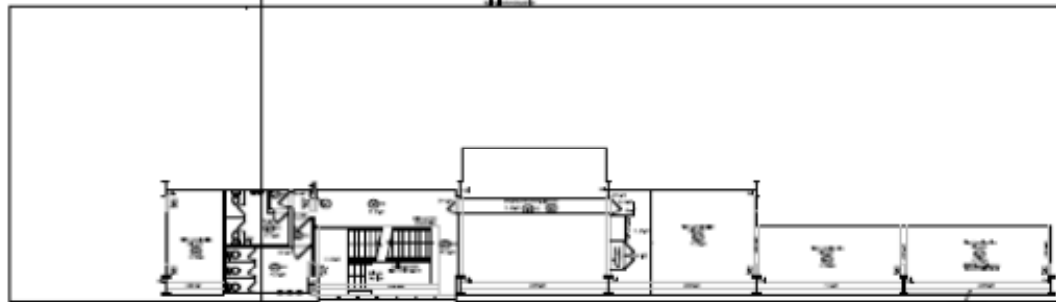
EXISTING NORTH WEST ELEVATION



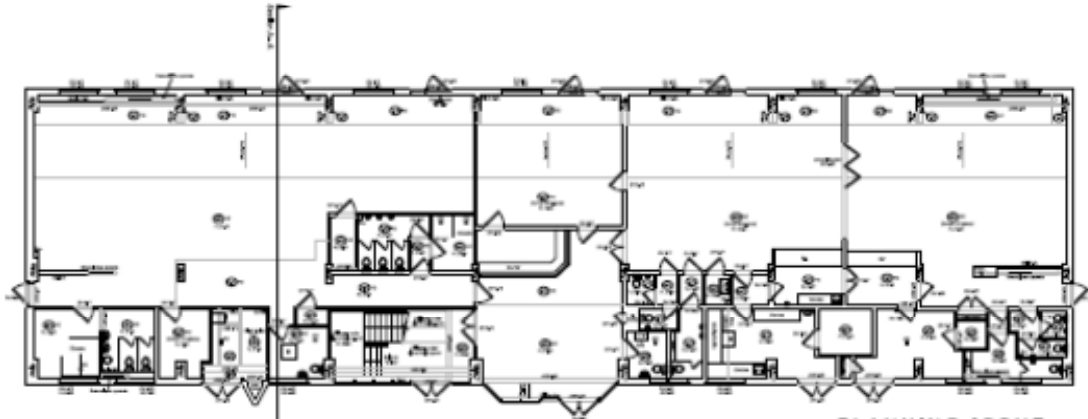
EXISTING NORTH EAST ELEVATION



EXISTING GRANDSTAND PLAN

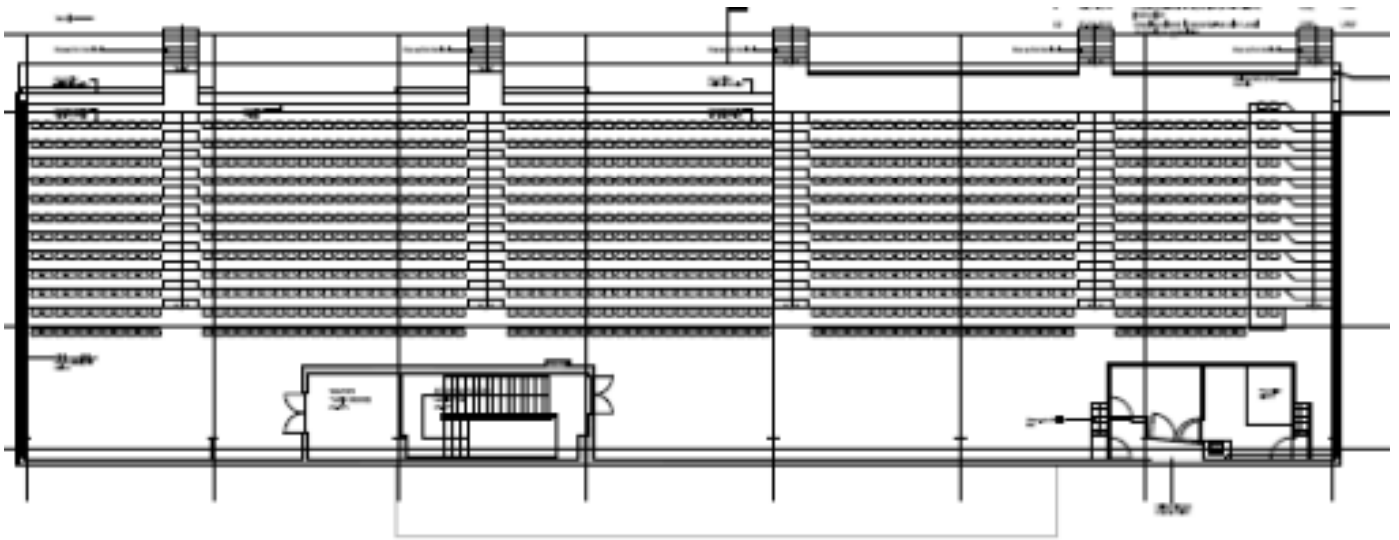


EXISTING FIRST FLOOR PLAN

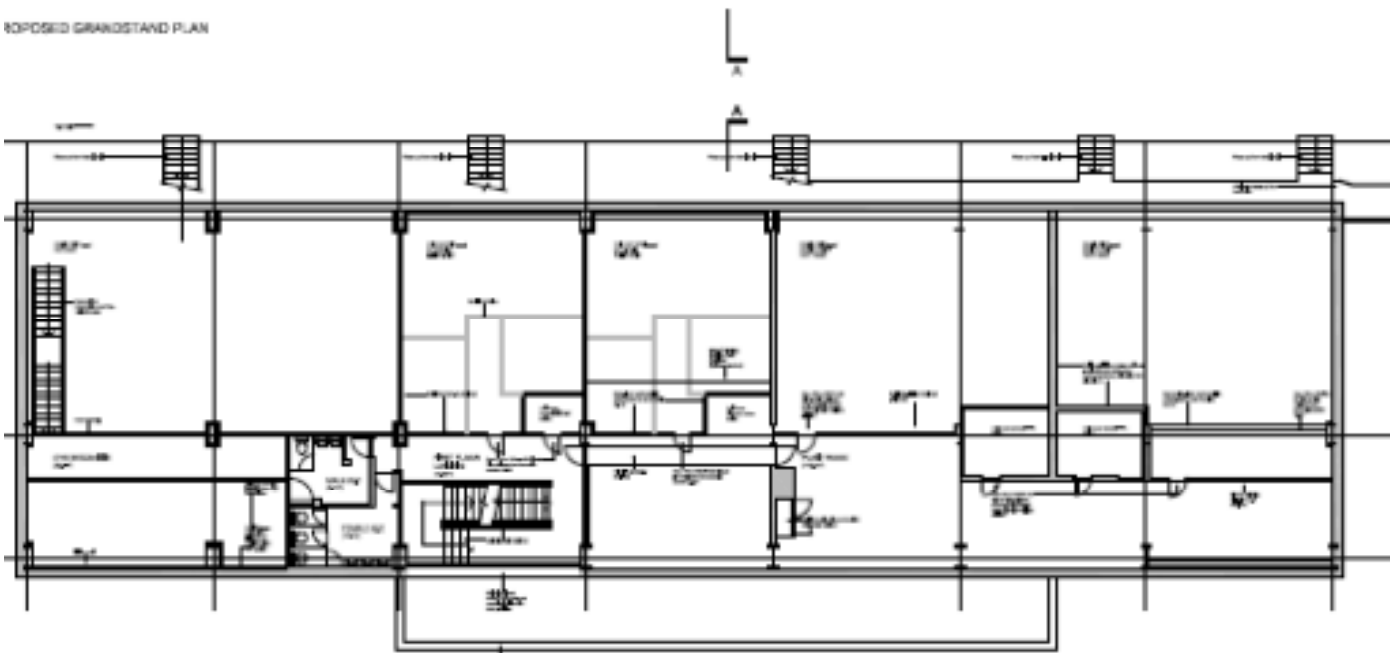


BLANKING BOX

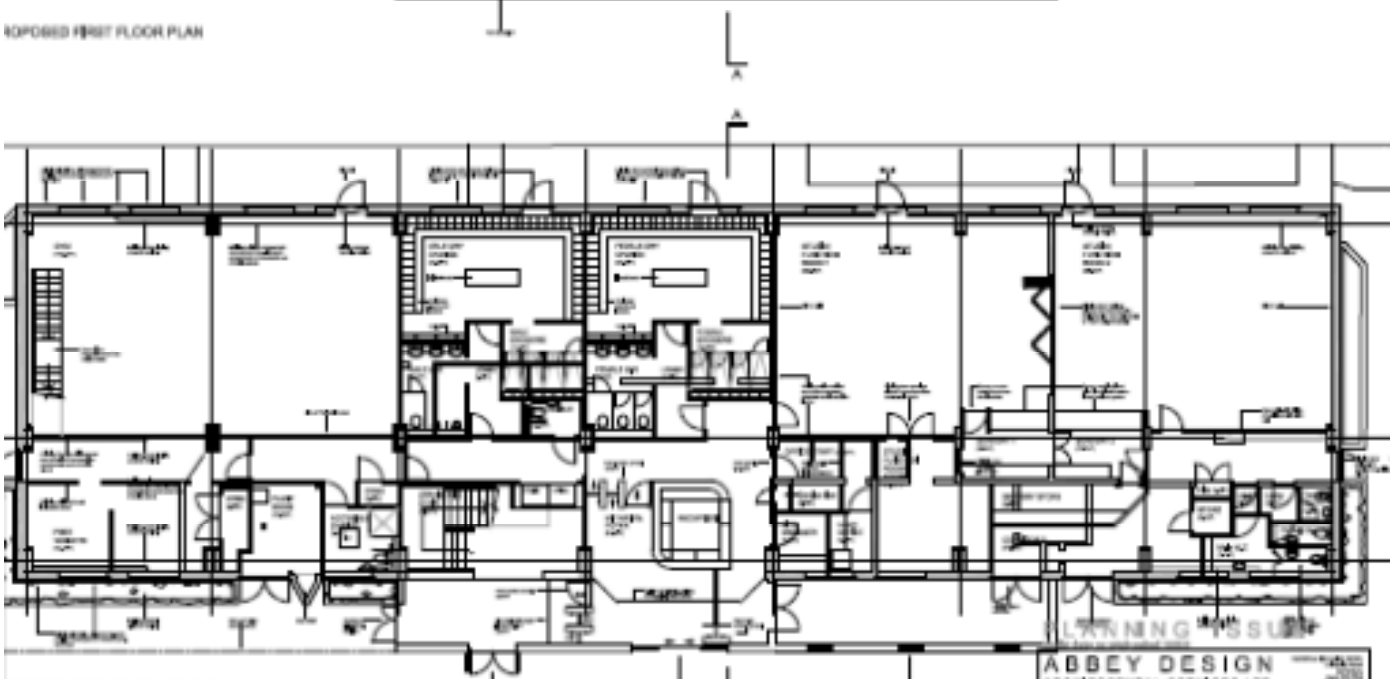
Existing grandstand plans and elevations



PROPOSED GRANDSTAND PLAN

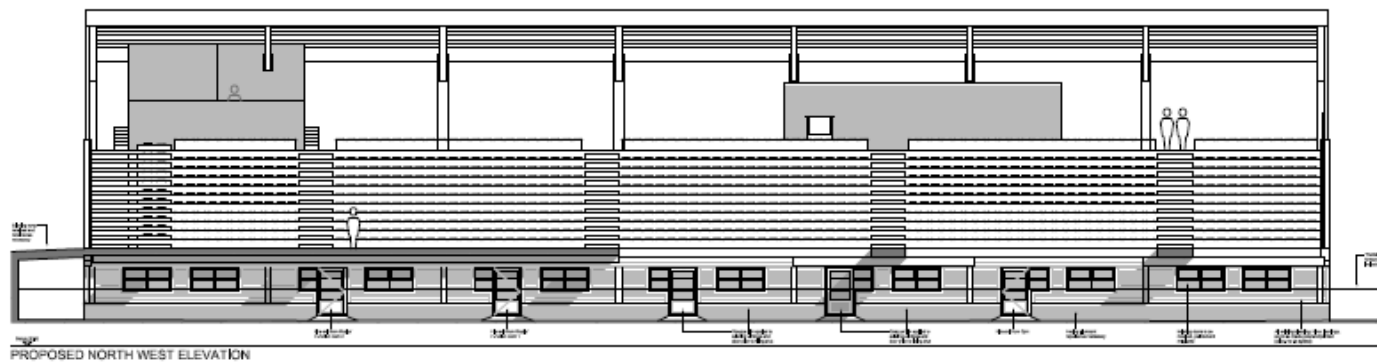
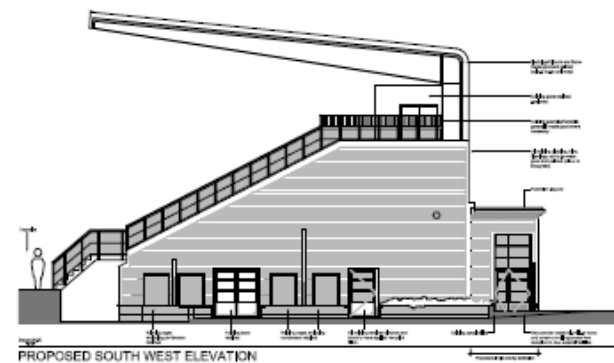
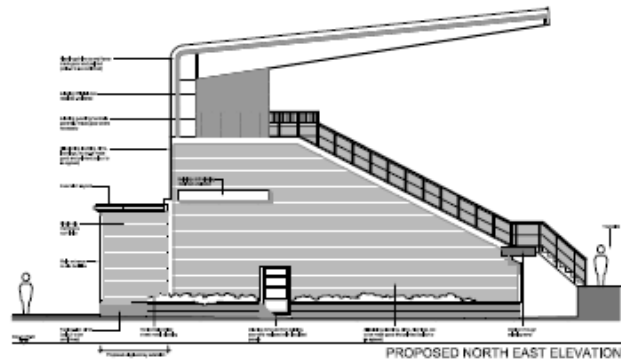
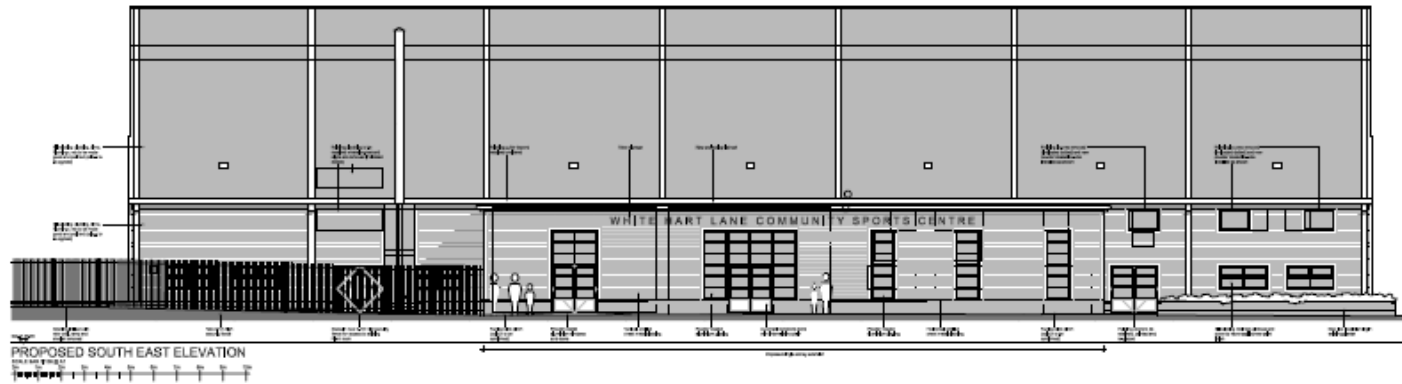


PROPOSED FIRST FLOOR PLAN

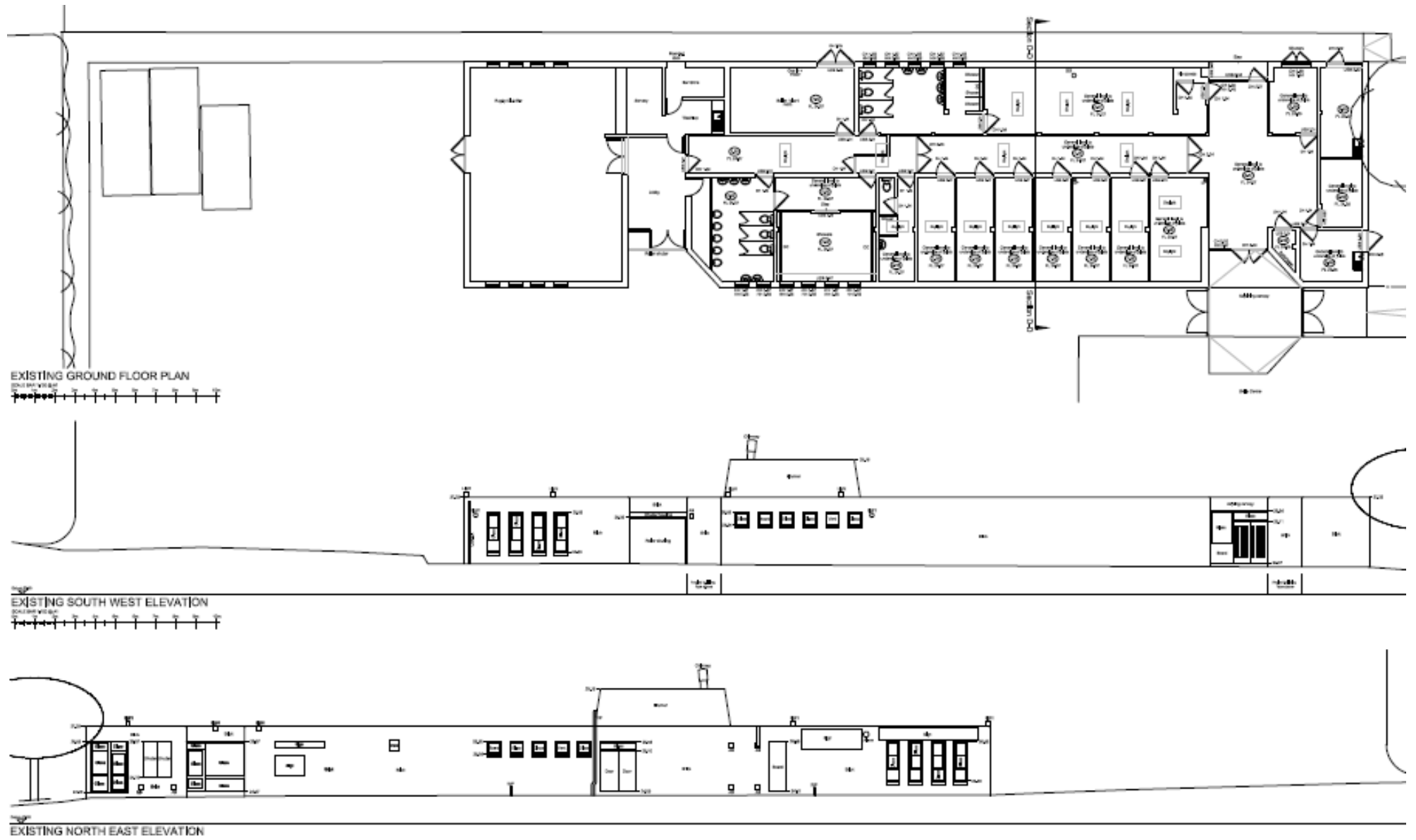


Proposed Grandstand plans

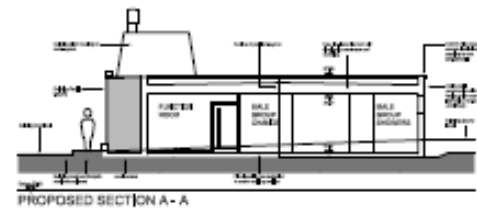
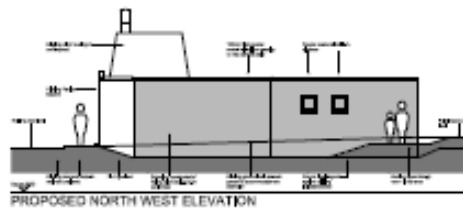
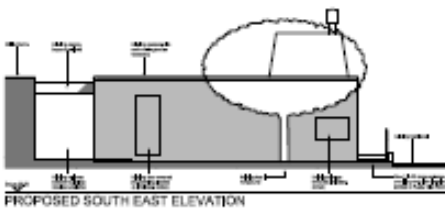
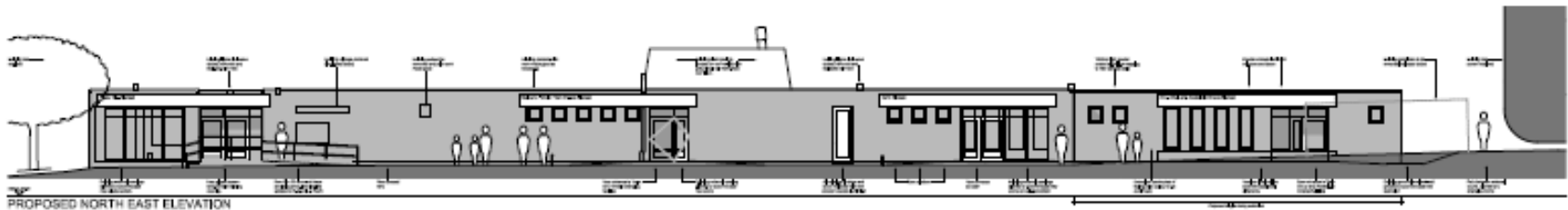
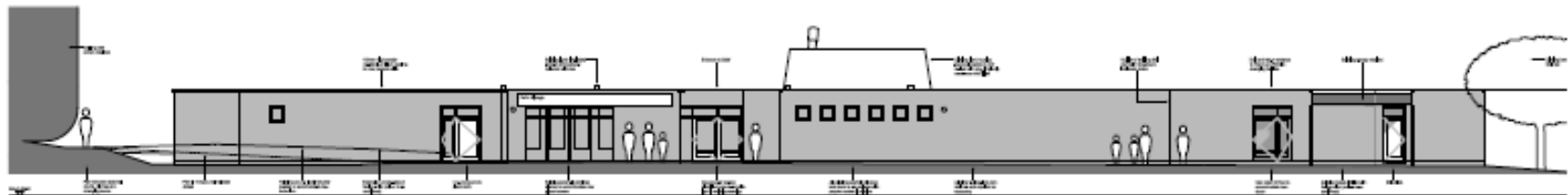
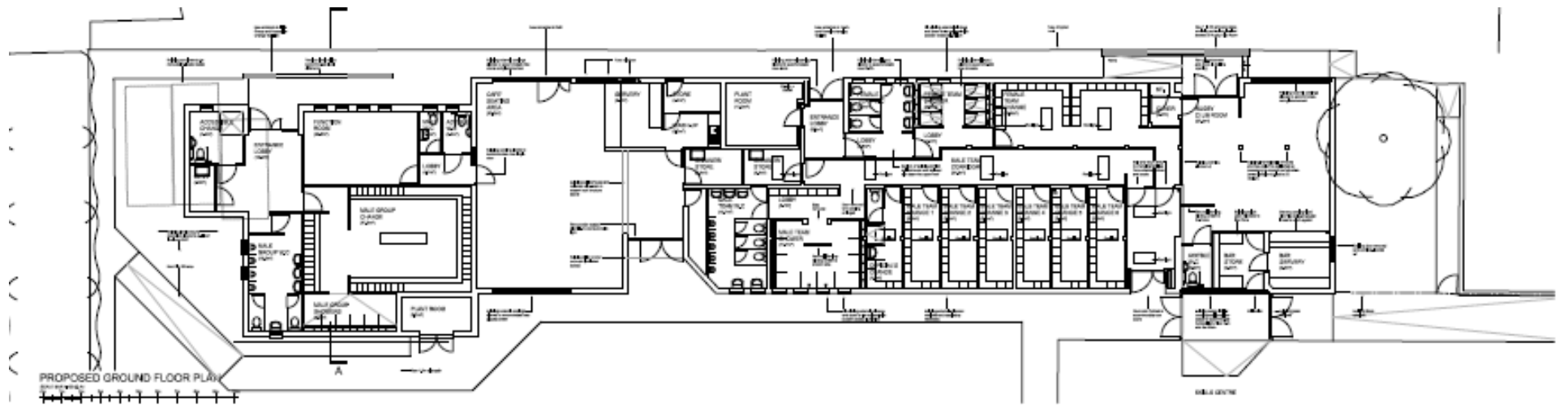
PLANNING ISSUES
 ABBEY DESIGN



Proposed grandstand elevations



Existing Old Pavilion plans and elevations

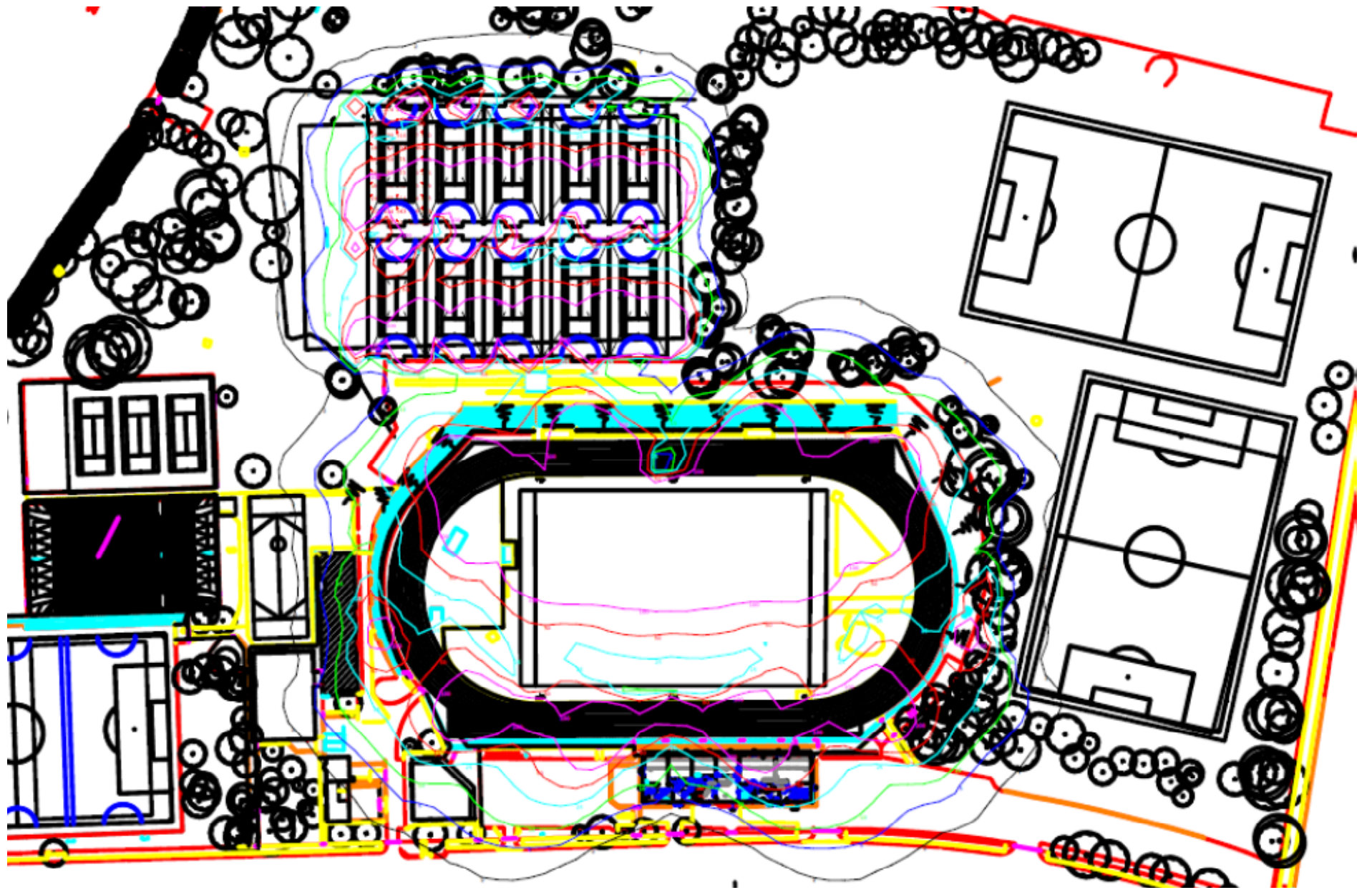


PLANNING ISSUE			
ABBEY DESIGN ARCHITECTURAL SERVICES LTD			
PROJECT: WHITE HART LANE COMMUNITY SPORTS PROJECT, WHITE HART LANE, WOOD GREEN, WIMBORNE	DRAWING NO: OLD PAVILION PROPOSED PLAN, ELEVATIONS AND SECTION	DATE: 15/01/2014	SCALE: AS SHOWN
DRAWN BY: J. HART	CHECKED BY: J. HART	DATE: 15/01/2014	SCALE: AS SHOWN

Proposed Old Pavilion plans and elevations



Existing light spill plan



Proposed lighting vertical overspill



Proposed lighting vertical overspill

3.0 SITE AND SURROUNDINGS

- 3.1 The site known as White Hart Lane Community Sports Centre is split into two by White Hart Lane. The main site yields an area of approximately 29.5 acres, and is located on the northern side of White Hart Lane and comprises: a running track with a southern grandstand and pavilion; multiple grass football pitches; a Multi Use Games Area (MUGA); open tennis courts; a youth and community centre; telecommunication masts and forecourt parking. The second site covers approximately 7.8 acres, and is situated on the south side of White Hart Lane (Perth Road site) and consists of multiple grass pitches.
- 3.2 The main site is surrounded by Woodside High School located on the south side of White Hart Lane, Wood Green Cemetery, a garden centre and two-storey terrace properties on Wolves Lane to the west, allotment gardens and St Cuthbert's Church to the north, and St Georges Industrial Estate and residential properties within Thetford Close to the east. The secondary site is bounded by White Hart Lane to the north, Perth Road to the east and south and Woodside School to the west.
- 3.3 The centre is currently used by, and is home to a number of local sports clubs including: the London Skolars, Haringey Rhinos, Haringey and Enfield Athletics Club, Wood Green Weightlifting Club, Haringey Cycling Club, Tottenham Hotspur foundation Tennis Club, Haringey Sports Development Trust and Haringey Jogging Club. The sports centre is also open to the general public.
- 3.4 The site is located in an area identified as Metropolitan Open Lane (MOL) and a Local Ecologically Valuable Site within the Council's Local Plan Proposals Map. The site is also within an area identified by the Environment Agency as a Flood Zone Risk 1 Area.

4.0 PROPOSAL

- 4.1 The site, subject to this planning application is currently in the ownership of the London Borough of Haringey. The applicant, Fusion Lifestyle has secured a 50 year lease and will take full operation and management of the site and is seeking planning permission to upgrade and improve the sports facilities.
- 4.2 Fusion is a registered charity and was formed in April 2000. The independent charity provides sport and leisure management services across the UK in partnership with local authorities and other organisations. The charity's main objectives are to provide sport and active leisure facilities and services in the interests of social and physical welfare.
- 4.3 A number of meetings between Fusion, the Council, Sport England and other stakeholders have taken place in which a number of design objectives to meet the future needs of the local community were identified. This planning application has been submitted as a result of those discussions and proposes to upgrade, improve and enhance the existing community sports facilities on the site by the following:
- alterations, extension (63sqm) and improvement to the existing grandstand;

- alterations, extension (147sqm) and improvements to the existing Old Pavilion;
- erection of an Air Dome structure (2,120sqm - accommodating 4 tennis courts);
- resurfacing of the existing MUGA (no increase in area);
- new 5-a-side 3G pitch complex with sports lighting (6,540sqm - accommodating 10 x 5-a-side 3G pitches);
- new 3G mini football pitch (1,000sqm) with sports lighting;
- refurbishment of the existing 400m athletics track (no increase in area);
- resurfacing of athletics grassed infield area with a new 3G pitch (no increase in area); and
- introduction of a new 'Trim Trail' and boundary improvements around the periphery of the site (no increase in area).

- 4.4 The erection of new signage to the main and vehicular access points, and south facade of the Grandstand and general visual improvements within the site is proposed including the removal of the existing assortment of haphazard advertising banners and signs.
- 4.5 The existing site boundary treatment consists of 1.3m high railings, 2.1 to 4m high chain link and close boarded fencing, 3 to 4m high hedges, shrubs, mature tree planting and a few small gaps. The combination of the gaps and low level railing means that the site is not secure which has resulted in vandalism and anti-social behaviour taking place on the site in the past. The proposed boundary treatment would consist of additional street planting along White Hart Lane and Wolves Lane; repairs to existing railings/fences; and a new 2.4m high fence to the north east and north boundaries of the site and to the east side of the existing Grandstand.
- 4.6 The two existing car parks have capacity to accommodate 98 cars, 9 coaches and 1 minibus. Car park 1 is located between the New Pavilion and the Grandstand, which can accommodate 36 cars (including 2 disabled parking bays) and has a single access point off White Hart Lane. Car park 2 is located to the east of the Grandstand and can accommodate 62 cars (including 3 disabled parking bays), 1 minibus and 9 coaches and has 3 access points off White Hart Lane. The existing car parks will be retained but reconfigured in order to improve vehicular access and circulation. The total number of existing access points of car park 2 on White Hart Lane will be reduced from 3 to 2. The new parking provision will cater for 113 cars, 3 mini-buses and 8 coaches. Provision will also be made to provide shelter to the 11 existing uncovered cycle 'parking' hoops.
- 4.7 The proposed extension and internal reconfiguration of the 1,000 seat grandstand will enable the creation of a new single controlled public entry and egress point for the whole site and to accommodate new administrative and exercise/leisure rooms.
- 4.8 The Old Pavilion currently accommodates separate male and female changing rooms. It is also home to Haringey Rhino's Rugby Club. The proposed alterations, extension and reconfiguration to this building would mainly facilitate new dedicated changing rooms including accessibility facilities to meet the requirements of the additional pitches proposed and enhance access for disabled users.

- 4.9 The existing sports centre employs 18 people, which is the equivalent of 5 x full time employees. The proposal does not seek to change the existing level of employment.
- 4.10 The proposed hours of opening of the sports facility are 06:30 to 22:30 Monday to Friday, 07:00 to 22:00 Saturday and 07:00 to 18:00 Sunday and Bank Holidays.

5.0 PLANNING HISTORY

5.1 Planning Application History

HGY/2010/2028 - Continuation of use of car park for boot sales on Fridays from 0600 hours to 1400 hours – approved 22/12/2010

HGY/2010/0278 - Construction of a rendered wall with bricks on edge coping, within the line of the enclosure fence to existing tennis courts, with a 900mm fence above. Wall faces to be painted green. – approved 24/03/2010

HGY/2007/1634 - Continuation of use of car park for car boot sale on Fridays from 0600 to 1400 hrs. – approved 08/11/2007

HGY/2006/1821 - Development of existing disused playing court creating a multi-use games area with associated floodlighting, weld mesh fencing and access path. – approved 22/11/2006

HGY/2005/0930 - Continuation of use of car park for car boot sale on Fridays from 0600 to 1400 hours. – approved 31/08/2005

HGY/2005/0336 - Re-surfacing of existing football pitch and tennis court, renewal of 3m high fencing and upgrading of lighting to pitch and court. – approved 10/05/2005

HGY/2003/0089 - Erection of free standing slim line lattice tower 15m high with 3 no. dual pole antennae and 4 no. dishes plus equipment cabin. – approved 14/02/2003

HGY/2002/1586 - The continued use of the car park for car boot sales on Fridays from 6am to 2pm. – approved 02/05/2003

HGY/1998/1611 - Continued use of the car park for market on Fridays from 0600 to 1400 hours. – approved 08/05/2000

HGY/1997/1707 - Erection of single storey rear extension to clubhouse, installation of entry and exit doors with ramp for disabled persons also various internal alterations to clubhouse. – approved 02/12/1997

HGY/1997/1650 - Continuation of use of car park for market on Fridays 0600 - 1400 hours. – approved 02/12/1997

HGY/1995/1078 - Continuation of use of car park for market on Fridays 0600 - 1400 hours. – approved 14/11/1995

HGY/1994/0650 - Use of car park for market on Friday mornings 0600 - 1400. – approved 26/07/1994

HGY/1993/0864 - Use of land as car boot sales area - Friday mornings. – approved 21/12/1993

5.2 Planning Enforcement History

None

6. **RELEVANT PLANNING POLICY**

6.1 National Planning Policy Framework, March 2012

Chapter 1 Building a strong, competitive economy;
Chapter 4 Promoting sustainable transport;
Chapter 6 Delivering a wide choice of high quality homes;
Chapter 7 Requiring good design;
Chapter 8 Promoting healthy communities;
Chapter 9 Protecting Green Belt land
Chapter 10 Meeting the challenge of climate change, flooding and coastal change

6.2 London Plan, July 2011

Policy 2.18 Green infrastructure: the network of open and green spaces;
Policy 3.19 Sports facilities;
Policy 4.12 Improving opportunities to all;
Policy 5.1 Climate change mitigation;
Policy 5.2 Minimising carbon dioxide emissions;
Policy 5.3 Sustainable design and construction;
Policy 5.7 Renewable energy;
Policy 5.8 Innovative energy technologies;
Policy 5.9 Overheating and cooling;
Policy 5.10 Urban greening;
Policy 5.11 Green roofs and development site environs;
Policy 5.13 Sustainable drainage;
Policy 5.14 Water quality and wastewater infrastructure;
Policy 5.15 Water use and supplies;
Policy 6.3 Assessing effects of development on transport capacity;
Policy 6.9 Cycling;
Policy 6.10 Walking;
Policy 6.11 Smoothing traffic flow and tackling congestion;
Policy 6.12 Road network capacity;
Policy 6.13 Parking;
Policy 7.1 Building London's neighbourhoods and communities;
Policy 7.2 An inclusive environment;
Policy 7.3 Designing out crime;
Policy 7.4 Local character;
Policy 7.5 Public realm;
Policy 7.14 Improving air quality;
Policy 7.15 Reducing noise and enhancing soundscapes;
Policy 7.17 Metropolitan Open Land;

- Policy 7.18 Protecting local open space and addressing local deficiency;
- Policy 7.19 Biodiversity and access to nature;
- Policy 7.21 Trees and woodlands; and
- Policy 8.3 Community infrastructure levy

6.3 Local Plan, March 2013

- Policy SP0 Presumption in favour of sustainable development;
- Policy SP4 Working towards a low carbon Haringey;
- Policy SP6 Waste and recycling;
- Policy SP7 Transport;
- Policy SP11 Design;
- Policy SP13 Open Space and Biodiversity;
- Policy SP14 Health and well-being; and
- Policy SP16 Communities facilities

6.4 Unitary Development Plan (post Local Plan Adoption, March 2013)

- Policy UD1 Planning statements;
- Policy UD3 General Principles;
- Policy UD7 Waste storage;
- Policy OS17 Tree protection, tree masses and spines;
- Policy CSV7 Demolition in conservation areas;
- Policy ENV6 Noise pollution;
- Policy ENV7 Air, water and light pollution; and
- Policy M10 Parking for development

6.5 Supplementary Planning Guidance / Documents

- SPG1a Design guidance (adopted 2006);
- SPG4 Access for all – mobility standards draft 2006);
- SPG5 Safety by design draft 2006);
- SPG7a Pedestrian & vehicular movement (draft 2006); and
- SPD Sustainable Design & Construction (March 2013)

6.6 Other

London Borough of Haringey – Community Infrastructure Study;

7.0 CONSULTATION

Internal	External
Ward Councillors	<u>Amenity Groups</u>
LBH - Transportation	None
LBH - Noise & Pollution	
LBH - Contaminated Land	<u>Local Residents</u>
LBH – Arb	2,517 adjoining properties
LBH - Conservation & Design Team	
LBH - Parks	<u>Stakeholders</u>
	Thames Water
	London Fire Brigade
	Natural England

	Transport For London Environment Agency Greater London Authority Sport England
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8.0 RESPONSES

8.1 Haringey Transportation:

No objection.

“The site is located off White Hart lane, and has four vehicular access points the site is within walking distance of bus routes W3 and W4 which provides good connection to Wood Green, the A10 bus corridor and Tottenham High Road bus corridor. The site is opposite River Side School and Woodside High school; there are parking restrictions present in the form of single yellow lines along White Hart Lane and Perth Road, with double yellow lines at the junctions, and ‘keep clear’ zigzags outside the schools. The area surrounding the site is not covered by a controlled parking zone, it was observed at the time of the site visit that the area surrounding the site was not heavily parked and the sports centre car park was largely underutilised.

The current site is opened between 08:00-22:30 Monday to Friday and 09:00-17:30 hours on Saturday and Sunday, and is use for a range of activities including Track and field, gymnasium, rugby, football, tennis and private hire. The applicant is proposing to improve the existing facility in order to try and retain and attract users to the previous 2009/10 levels; when the facility had some 200,000-250,000 users per year.

It is hoped that the proposal will result in a total increase of some 100,000 users per year returning the facility to the previous 2009/2010 peak when the Sports centre had some 200,000-to 250,000 yearly users, as of 2012/2013 the current yearly users is down to 100,000-150,000 users per year. The applicants transport consultant, MLM consulting has conducted surveys of the existing trips and modal split, which concluded that this development proposal would generate some 50 two-way trips during the network peak am period (08:00-09:00 hours) and 97 two-way trips during the pm peak period (17:00-18:00 hours). The peak usage of the site occurs between 19:00 and 20:00 hours outside the network PM peak hour (17:00-18:00 hours); the facility is expected to have some 173 users.

The applicant’s transport consultant has conducted surveys of the site and has concluded that; 39% of visitors to the site are car drivers, 20% car passengers 41% pedestrians and 1% cyclists. The traffic survey also identified that during the Am peak period 57 vehicles arrived on site and some 52 vehicles departed, however the majority of the vehicles that arrive and depart during the Am peak period where parents dropping off their children to the nearby schools. During the PM peak periods some 23 cars were observed to arrive and 22 depart from the site. Based on the information provided it can be seen that some 59% of all the visitors/ users of the site use the car as their main mode of travel to and from the site, the high percentage of car passengers would suggest that there is a high degree of car-sharing taking place, hence reducing the number of cars that access the site.

The applicant is proposing to retain the two existing car parks which combined offers a total of 106 car parking spaces including 4 disabled car parking spaces and 9 coach parking spaces, the applicant is also proposing to retain and enhance the existing 11 cycle parking spaces. As the applicant is not proposing to increase the number of generated trip above the approved use, the current parking provision is considered acceptable. We agree with the conclusion of the applicant's transport consultant that, the proposed improvements would not result in any significant increase in the generated trips beyond the previous 2009/10 levels; in addition the largest increase in demand would be outside the peak operational hours of the transport and highways network. As no substantial changes are proposed to the transport and highways network we do not consider that the modal split target would change. The site currently has a high car mode share; we will therefore require the applicant to implement measure aimed at promoting travel to and from the site by sustainable modes of transport. Consequently the Transportation and Highways Authority do not object to this application subject to the inclusion of suitable conditions..”

8.2 Haringey Environmental Health

No objection subject to the imposition of conditions relating to remediation of any contaminated land and control of construction related nuisance such as dust.

8.3 Haringey Nature Conservation

No objection subject to the imposition of conditions relating to an ecological management plan and lighting. The advice is as follows:

“The proposals include the loss of several thousand square metres of amenity grassland within a Site of Importance for Nature Conservation which is to be replaced with 3G artificial sports turf. This sports turf is to all intense and purposes a sterile environment and a loss of habitat which needs to be mitigated. The proposal suggests that this can be achieved through reducing the maintenance regime of an area of former pitch and putt golf course to the northwest of the site bordering Wolves Lane, a strip along the sites eastern border and a 2m strip along the northern perimeter. Whilst agreeing with the principle I believe that to fully mitigate for the loss of habitat and for the development to achieve biodiversity enhancement this area should be extended. In order to support this proposal I would like to see all of the land to the north of the 3G and conventional football pitches and south of the allotments come under management to enhance biodiversity. The production of a long term ecological management plan for the whole site should be conditioned and agreed with the Planning authority.

The Ecological Scoping Survey states that;

“3.11...The wooded margins and banks within the sports club grounds have potential to provide good sheltered foraging for such bats roosting off-site. The trees and conifer hedgerows also provide features that bats are expected to use as they commute through the wider landscape. It is therefore expected that bats will visit the site to forage during the summer months (April to October) and as a consequence itinerant bats may occasionally roost in trees and on structures within the survey site.”

The report goes on to say that lighting levels are known to affect bats and that in the summer months the lights may act as a deterrent to them. The ecology report recommends that external lighting should be shielded to minimise light spill into surrounding areas of trees and hedgerows.

Comparing the existing and proposed lighting plans shows an increased area of light spill and lux levels to the north and North West of the site where ecological management is recommended and onto the adjacent allotments which is also a Site of Importance for Nature Conservation. There would also appear to be an increase in lux levels upon the wooded banks to the east of the track and new artificial pitches.

A reduction in the proposed lighting levels to existing light levels or below should be conditioned for these sensitive areas. If this is not possible mitigation or compensation should be agreed in advance of permission being granted'.

8.4 Sport England

No objection subject to the imposition of conditions. The advice is as follows:

Given the comments of the FA, they have identified that the small sided courts will meet additional demand and therefore there is a strategic need for these facilities. Sport England also notes that the FA has submitted a letter of support as part of the planning submission.

The FA have advised that the resurfacing of the 3G pitch should meet FIFA One Star or International Artificial Turf Standards and that the flood lights should have a minimum maintained luminance of 200lux. The FA has also commented that as there are no recesses for goal posts, swing goals should be used.

Given that there are limited details of the resurfacing of the AGP, a planning condition can be used to ensure that the resurfaced pitch is fit for purpose.

The proposed air dome and retention of existing tennis courts

The LTA is supportive of the proposed air dome over the redundant tennis courts and refers to studies that the LTA have commissioned that identify a strong demand for additional indoor court space. The LTA have also submitted a separate letter of support as part of the planning submission.

The LTA have raised some concerns relating to the design and layout of the air dome. Again, a planning condition can be used in order to ensure that the air dome is fit for purpose. The proposed air dome will bring redundant courts back into use and retention of the existing external courts is welcomed.

Conversion of existing stadium grass infield to 3G artificial grass surface

The RFU have identified that the proposed 3G pitch would be part of Middlesex RFU 5 year plan and will ensure rugby growth in this area of London. They have commented that the AGP should be IRB 22 compliant. Given that there are limited details of the proposed AGP surface, a condition can be used to secure this and ensure that the surface is fit for purpose to justify the loss of the grass playing field.

The RFU have also requested a management plan to ensure that the club can use the rugby facilities at preferred community rates.

Sport England notes that the Haringey Rhinos Rugby Club have submitted a letter of support as part of the planning submission and Sport England is therefore satisfied that the club and applicant are working together and therefore can develop the management plan.

Alterations to the Grandstand and Old Pavilion

These are welcomed and will enhance the existing provision. The FA have made some suggestions in relation to the design and layout of the changing rooms and the applicant should consider amending to the proposal to take into account the comments of the FA.

General Comments

Subject to the use of planning conditions in order to ensure that the various elements of the proposal are fit for purpose, the proposal will bring significant benefits to sport. The various National Governing Bodies also refer to the proposal meeting identified demand.

In light of the above, the proposal is considered to accord with the following exceptions of Sport England's Playing Fields Policy:

E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

This being the case, Sport England does not wish to raise an objection to this application and offer our support to it, subject to appropriate conditions being attached to the decision notice (if the Council are minded to approve the application)".

8.5 Greater London Authority

No objection. The advice is as follows:

The stage I response from the GLA sets out that London Plan policies on principle of land use – MDL and sports facilities, and playing fields are the most relevant to this application. The application complies with these policies for the reasons are set out below: • MOL and sports facilities: The part of the development which can be categorised as outdoor sports facilities is strongly supported. The applicant has demonstrated that “very special circumstances” exist for the part of the development that proposes the new Air Dome and the visual impact on the openness of the MOL will be limited. Playing fields: The proposed scheme complies with policies of the London Plan. As such the GLA has set out that the Mayor does not need to be consulted on the application at Stage II and the

Council can therefore determine the application without further reference to the GLA.

8.6 Transport for London

No comments.

8.7 Environment Agency (EA)

The EA originally objected to the original submission on grounds summarised below:

- The applicant has not demonstrated that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance in any year storm event, with an appropriate allowance for climate change, can be provided on site;
- The applicant has not demonstrated that sustainable drainage systems (SuDS) will be used on site to provide storage for surface water generated on site, in line with the National Planning Policy Framework paragraph 103, that requires development to give priority to the use of SuDS;
- The applicant has not demonstrated that the peak discharge rate for all events up to and including the 1 in 100 chance in any year critical storm event; including an appropriate allowance for climate change, will not exceed 50% of the existing run-off rate;
- Because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable.

At the time of writing of this report the applicant is seeking to prepare and submit further documentation to overcome the EA's objection. The EA's formal comments will be tabled for Members on the evening of the planning sub committee.

8.8 Thames Water:

No objection with regard to sewerage infrastructure capacity and surface water drainage and waste informative.

8.9 Natural England

No objection.

8.10 Development Management Forum

8.10.1 The application was presented at Development Management Forum on 19 February 2014. The Forum was attended by three local residents and one of the ward councillors. The following main issues were raised:

- Parking and traffic;
- Floodlight spillage; and
- Noise and disturbance

8.10.2 Minutes of the meeting are attached under Appendix 1.

8.11 Local Representations:

8.11.1 2,517 adjoining properties were consulted. A major application site notice and a departure from policy site notice were placed at the site.

8.11.2 2 letters of support have been received.

8.11.3 2 letters from local residents who neither objected nor supported the proposal has been received. One resident has suggested a new entrance on Wolves Lane should be considered as part of the scheme. The other resident has raised a concern over the excessive noise from the PA system during sports and other similar events.

Officer's response

- i. The introduction of an entrance on Wolves Lane would improve access from this western end of the site, but it would equally lead to safety and security issues in the absence of a controlled access. One of the key design objectives of the scheme is the consolidation of a single controlled main entrance/egress point on White Hart Lane.
- ii. Any unacceptable noise arising from the announcements of the PA system can be conditioned for any planning consent (no audible amplified music or speech within the adjoining residential premises).

8.12.4 1 letter of objection regarding increased traffic and inadequate car parking provision leading to parking stress on the local roads has been received.

Officer's response

The parking objection is a material planning consideration and is considered in Section 9.3 of this report, which concludes that adequate parking would be provided for the proposal.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

9.1 The main issues in respect of this application are considered to be:

- principle of development including protection of Metropolitan Open Land (MOL) / very special circumstances;
- design;
- impact on residential amenity;
- transport and parking;
- accessibility;
- flood risk; and
- sustainability

9.2 Principle of development

9.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

9.2.2 One of the key priorities in the Haringey's Sustainable Community Strategy is to give greater opportunities to live a healthier lifestyle in order to tackle health inequalities in the Borough. This strategic aim to encourage physical activity is reflected under Haringey's Local Plan Policy SP14 and London Plan Policy 3.19, which supports improved sports and recreational facilities.

9.2.3 The site lies wholly within Metropolitan Open Land (MOL) and a Local Ecologically Valuable Site. As the proposal will involve development on MOL, the application will have to be referred to the Secretary of State as set out The Town and Country Planning (Consultation) (England) Direction 2009 as a departure from policy.

The protection and enhancement of MOL is set out under the NPPF, the Council's Local Plan Policy SP13 and the London Plan Policy 7.17. The improvement of a site's biodiversity and nature conservation is also addressed under Local Plan Policy SP13. MOL is London's equivalent of Greenbelt and therefore afforded the same protection.

9.2.4 Para. 73 of the NPPF states that, "*Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities*".

9.2.5 A letter from Haringey Rhinos Rugby Football Club to accompany the application has been submitted. The proposal has full support by the Club who has been a long standing resident on the site. They are supportive of the upgrading of facilities including providing a significantly improved all weather pitch endorsed by the Club's governing body, and which would avoid match cancellations. A further letter of support has also been received from Woodside High School who uses the existing centre for their level 2, inter-school competition in addition to sports day and school games day. The School has noted that availability of the sports facilities has contributed to local talent and the emergence of regional and national athletes over the years. A further support letter has been provided from Haringey Sports Development Trust.

9.2.6 The British Tennis Lawn Tennis Association has given their support to the proposal in particular to the new air dome which would strengthen the site's ability to provide tennis throughout the year for the benefit of the local community.

9.2.7 The applicant has also provided a letter from The Football Association (FA) and London FA in full support of the plans to regenerate the site as local football stakeholders will benefit from a new 3G surface upgrade to the existing full size artificial pitch, much needed improvements to the changing facilities to service the grass pitches at Perth Road and a new 7 a side 3G pitch and 10 5 a side courts for small sided football. They also commentated that the White Hart Lane Community Sport Centre and Perth Road playing fields are strategically important for affiliated football in the Borough for both junior and adult football, and that improvements are necessary to both sustain and grow football participation for the benefit of the local community.

9.2.8 Sport England has given their support to the application subject to conditions where the proposal would accord with the exceptions of Sport England's Playing Fields Policy insofar as, '*The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity*

or quality of pitches or adversely affect their use' and (E2) and 'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields' (E6)

- 9.2.9 The NPPF supports beneficial uses of the Green Belt including outdoor sport and recreation (Para. 81). Para. 89 of the NPPF states, "*A local planning authority should regard the construction of new buildings as inappropriate in Green Belt Exceptions to this are: - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it*". The London Plan sets out that in London MOL should be treated as Green Belt for the purposes of assessing impact of development on it.
- 9.2.10 Although the whole site falls within MOL, the proposed extensions to the existing Old Pavilion and Grandstand themselves are located on existing brownfield land. The Grandstand is extended to south east, comprising a single storey extension providing 63sqm of additional floor space. The eaves height of the proposed extension is approximately 4.8m (3m draught lobby) measured from external ground level. The Old Pavilion is extended to the North West comprising a single storey extension providing 147sqm of additional floor space. The parapet height of the proposed extension is approximately 3.4m measured from external ground level. The scales of both the Grandstand and Old Pavilion extensions have been designed in such a way to reflect and compliment that of existing buildings. Therefore, their impacts on the openness of the MOL are negligible and they are acceptable.
- 9.2.11 The development of the all weather surfaces and the lighting masts are considered to be outdoor sport facilities and as the preserve the openness of the MOL these are considered to be appropriate development. However, the proposal for the construction of the new Air Dome over the redundant tennis courts the proposal is an inappropriate development on MOL.
- 9.2.12 Paragraph 87 and 88 of the NPPF set out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '*Very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. This position is supported by Policy 7.17 of the London Plan.
- 9.2.13 The location of the Air Dome has been specifically chosen to minimise visual impact and the proposed siting takes full advantage of the existing level changes and the proposed additional tree planting to the boundary adjacent to Wolves Lane assists the screening of the new Air Dome structure. It is accepted that the visual impact will be limited by these measures, and given the current lack of accessible indoor tennis courts in this area and the support of Sport England and The Lawn Tennis Association very special circumstances are considered to exist that justify this development.

9.2.14 The proposals would effectively result in the loss of considerable area of amenity grassland and an increase in floodlighting. The potential impacts on existing habitats would therefore need to be mitigated.

9.2.15 An ecological phase 1 scoping survey has been submitted which assesses the possible impacts and to determine any necessary mitigation, and or compensation, for a loss of habitat or adverse effect upon protected species. The report concludes that the site is considered to be generally of low value for biodiversity, but a number of recommendations are made which include:

- Prevent disturbance to nesting birds and their nests during the breeding season;
- Reduce the possibility of disturbance or injury to bats roosting in the adjacent trees, during construction of the tennis dome;
- Avoid additional light spillage into wooded areas, in order not to discourage foraging bats;
- Reduce the low likelihood of injury to reptiles during the installation of the trim trail; and
- Increase the potential for biodiversity on the site

The above observations would be required to be implemented by the applicant during the construction phase and as part of any future management plan. The imposition of a condition requiring a site-wide ecological management plan as part of any planning permission is recommended in order to ensure the biodiversity and habitats on the site would be protected in the long term.

9.2.16 The proposals also include sports floodlighting around the perimeter of the 3G pitches. The existing and proposed lighting plans originally indicated an increase area of light spillage and lux levels to the north of the site and east of the track and artificial pitches (wooded banks). In response to this, the applicant has made some adjustments made to the design of the court lighting floodlights coupled with the addition of shields to the 10m track lighting column which results in significant reductions in vertical and horizontal spill light. A clear zone of over 25m has also been achieved away from the northern hedgerow. The use of flat style optics as proposed will also offer significant improvements in light control when compared with the existing lighting system. These changes with the reduced use of floodlighting during the summer months will ensure that potential bat foraging is unlikely to be affected by the proposed floodlighting system. The Council considers the new development subject to an ecological management plan condition would not have an adverse impact on the openness to the MOL and would safeguard of the site of nature conservation in accordance to the NPPF, the Council's Local Plan Policy SP13 and the London Plan Policy 7.17.

9.2.17 The proposed upgrade of the existing community sports facilities would therefore align with the aspirations of the Council to foster healthier lifestyles and the increased uptake of physical activities. Indeed, one of the fundamental long term aims of the Olympic Games in London was to establish a lasting legacy of sports participation for all with the introduction of new and improved existing sports facilities in order to contribute towards a healthier and inclusive community. The development of the all weather pitches, the floodlighting and the extensions to the grandstand are considered appropriate development in MOL and do not adversely impact on the openness of the MOL. The development of the Air Dome is

inappropriate development in MOL however very special circumstances exist which outweighs the potential harm. It should be noted that it will have limited impact by virtue of its siting, screening and design. The provision of an ecological mitigation strategy is conditioned. As such this development is acceptable and is welcomed as an improvement to the site with positive community benefits.

9.3 Design

9.3.1 Chapter 7 of the NPPF, London Plan Policies 7.4, 7.5 and 7.6, Local Plan Policy SP11 and saved UDP Policy UD3 promote high quality, attractive and sensitive places, buildings and landscaping within their context.

9.3.2 Any proposals which seek to enhance and improve the existing sports facilities to the benefit of the sports facility and the local community in general would be supported by the Council subject to ensuring that any building works safeguard the character and appearance of the MOL, the visual appearance of the locality generally and the visual amenity of surrounding residential properties.

Community Centre and Old Pavilion

9.3.3 A single-storey extension with a flat roof design providing 147 sqm of addition floor space is proposed to extend the northern wall of the 'Old Pavilion' building. The height of the extension to the parapet will measure 3.4 m from ground level. The extension will be constructed using matching materials such as facing brickwork, powder coated aluminium windows and doors to ensure a well balanced and homogenous extension to the host building.

Grandstand

9.3.4 The proposal seeks to partially extend the depth of the grandstand (at the front) to accommodate a new entrance/reception area and enlarged studio. The Council has no objection to the principle of extending the grandstand, but Officers did express concerns to the original design and form of the new extension as it was deemed not in keeping with or in sympathy with the existing Grandstand. The extension was subsequently redesigned by the applicant to ensure that it appears as a very simple, clear and readable overall form which is considered acceptable.

Covered Dome

9.3.5 A new Air Dome to facilitate a covered tennis court is proposed and would be located on the western end of the site. The dome will measure 2,120 sq.m in internal area and the height to the apex will not exceed 12 m. The green fabric has been deliberately chosen to ensure the structure blends in with its surroundings and thereby not appearing overly obtrusive from the streetscene. The Dome by virtue of its size, height and scale would have partial public vantage points from Wolves Lane. The Dome would be situated in a slight 'dip' within this proximity of land and existing trees would most likely partially screen the Dome therefore reducing its visual impact. Further mature trees are also proposed to afford additional screening along the Wolves Lane boundary. It should be noted that there will be no light spill from the Dome as it is proposed to be opaque. The approval of the detail of the material to be used is secured by condition Officers therefore do not have any objection to the new Air Dome.

Trees

- 9.3.6 The proposed development will have a minimal impact upon existing trees. The curvature of the tennis dome structure means that the two adjacent Oaks and single Poplar would not be required to be trimmed or cut back. The location of the new mini 3G football pitches will result in the loss of a 6m Hawthorn and 8m Elm tree. The close proximity of an 11m high Cypress hedge to the south will provide screening in the absence of the two trees. The new trim trail will not involve the excavation or disturbance to existing tree roots as small directional signs will be installed along the route.

9.4 Impact on residential amenity

Noise and disturbance

- 9.4.1 Noise pollution is dealt with under saved Policy UD3 of the Unitary Development Plan (UDP) which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This aligns with the NPPF and London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan.
- 9.4.2 Although there will be a minimal increase in the number of car parking spaces and an increase in numbers of people using the new sports facilities it is anticipated that the increase in noise levels would not be significant and would therefore not materially impact on surrounding residents. It should be noted also that this is an established use which has been more intensively used in the past.
- 9.4.3 A local resident has expressed concerns regarding the use of a loud speaker system during sports and other similar events at the site as the announcements are audible in their property. A condition has been imposed in order to contain amplified music and announcements within acceptable levels.

Daylight/sunlight and outlook

- 9.4.4 The nearest properties to the site boundary are those situated along Wolves Lane/Woodside Road (west), Thetford Close (east) and Perth Road (south-east). The proposed extensions to the Old Pavilion and The Grandstand by virtue of being located away from any immediate residential properties (some 206m from Perth Road and 145m from Woodside Road) will not cause any loss of amenity in terms of daylight/sunlight and outlook impacts.
- 9.4.5 The proposed tennis dome over existing courts at some 50m from the nearest property on the corner of Wolves Lane/Woodside is considered to be sited at a considerable distance away so as to not result in any loss of daylight/sunlight, loss of outlook or an increase sense of enclosure to this residential property. It should also be noted that there will be no light spillage from the Air Dome as it is opaque and all light will be contained within it. The existing gaps along the Wolves Lane boundary will also be filled with matching fencing and new mature trees will be planted adjacent to the boundary to provide further screening and to reduce the appearance of the new air dome when viewed within Wolves Lane.

Lighting

- 9.4.6 There is potential for the proposed new floodlighting to result in excessive light spillage/coverage. The new sports lighting would be provided for:
- athletics track/infield pitch (remove the existing 7no. 15m high lattice masts and replace with 6no. 15m and 2no. 10m high lighting columns);
 - 3G 5-a-side pitch complex (24no. 8m high lighting columns); and
 - mini 3G football pitch 4no. 8m high lighting columns)
- 9.4.7 The proposed lighting plan shows light spillage will be contained within the site boundary. The direction of both horizontal and vertical spillage will be minimised and no upward lighting is proposed. The floodlights will incorporate switches to control the lighting levels and timed programmes to save energy. As such, the proposed sports floodlighting is considered acceptable as it would not give rise to any new material glare or light spillage to nearby properties. Furthermore, there will be no light spillage from the new internal lit dome and the existing and proposed boundary trees would act as a screen along Wolves Lane.

Safety and security

- 9.4.8 The site has previously experienced security and anti-social behaviour issues owing to gaps and the low 1.3m height of the existing railings along the site boundary. One of the key design objectives of the scheme is the creation of a single controlled main entrance/egress point on White Hart Lane as well as carrying out necessary repairs to the boundary and the erection of new fencing. As proposed, the measures would be supported by Officers as the security of the site will be improved to the benefit of users and the management of the site. Palisade fencing is proposed. However this is undesirable in visual terms and a condition is recommended requiring details of an alternative fencing detail to be submitted.

9.5 Transport and parking

- 9.5.1 The site has a public transport accessibility level (PTAL) rating of 2 indicative of poor access to local public services including bus routes W3 and W4. The site is subject to on-street parking restriction in the form of single yellow lines along White Hart Lane and Perth Road, with double yellow lines at the junctions, and keeps clear zigzags outside Woodside School. The site does not fall within a controlled parking zone (CPZ) but is surrounded by one
- 9.5.2 A local objection has been received on the basis that the proposed development would increase parking and traffic in the general area.
- 9.5.3 The Council considers the proposed improvements and increased capacity to the two car parks at the White Hart Lane site would not result in any significant increase in the number of generated trips beyond the previous 2009/10 levels. In addition the largest increase in demand would be outside the peak operational hours (17:00-18:00 hours) of the transport and highways network. It should be noted that the site currently has a high car mode share; therefore the Council will require the applicant, by way of a travel plan, to implement measures aimed at promoting travel to and from the site by sustainable modes of transport. The proposed development is therefore acceptable and would not prejudice road users

using this part of White Hart Lane or cause additional parking stress within the local highway network.

9.5.4 The existing waste storage arrangements will remain unchanged under the proposed development. Currently waste is stored at various locations within the site which are then transferred to a central refuse storage area for collection located to the south of the Old Pavilion. The collection of waste within the service yard ensures no bins are stored on the public highway and without interfering with the safe and free flow of pedestrian traffic using this section of White Hart Lane.

9.6 Accessibility

9.6.1 The NPPF and London Plan Policies 3.8 and 7.2 and Local Plan Policy SP11 require all development proposals to provide satisfactory access for disabled people. All development proposals should be built in accordance with Part M of Building Regulations to ensure any new development is suitable for disabled users.

9.6.2 The applicant has shown its commitment towards creating an inclusive environment within its design and access statement. The physical barriers such as the stepped entrance will be removed at the Old Pavilion. The new steps, handrail and ramp of the Old Pavilion, the new Grandstand visitors entrance and tennis air dome will be designed and laid out in accordance with Part M of Building Regulations and British Standard 8300 to facilitate ease of entry/egress and internal circulation for wheelchair users and those with mobility difficulties. Some of the accessible features will include: level thresholds and 300mm leading edge to all doors; ramped approaches not exceeding 1 in 20; min. 825mm (internal) and 1000mm (external) clear width doors, disabled toilets with showers and changing space; and induction loops.

9.6.3 Disabled drivers will be able to park their vehicles in one of the seven disabled parking bays which are located north east and south west of the Grandstand visitors' entrance.

9.7. Flood risk

9.7.1 The site predominantly falls within flood risk area of zone 1. Zone 1 indicates low probability of flooding which comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Although the site lies in zone 1 a flood risk assessment is required in support of the application as the overall site area is greater than 1 hectare. It is noted that a majority of the site also lies on an historic landfill. A flood risk assessment (FRA) is required for all applications within flood zone 1 with a site area greater than 1 hectare.

9.7.2 Local Plan Policy SP5 recommends flood risk assessments (FRA) in conjunction with the Environment Agency to identify critical drainage areas susceptible to surface water flooding, and to develop measures to manage, and where possible, reduce the risk of surface water flooding. This stance aligns with London Plan Policy 5.12 which seeks to address current and future flood issues and minimise risks in a sustainable and cost effective way.

9.7.3 The EA has objected to the proposal as it does not meet the requirements of the National Planning Policy Framework and Local Plan Policy SP5 Water Management and Flooding which requires all development to assess flood risk,

reduce potential for general and flash flooding and implement SuDS at individual site level to improve water attenuation, quality and amenity, and secondly, because there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable.

9.7.4 At the time of writing of this report and in response to the EA's objection, the applicant is seeking to prepare and submit further documentation to overcome the objection. The EA's formal comments will be tabled for Members on the evening of the planning sub committee.

9.8 Sustainability

9.8.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Core Strategy set out the sustainable objectives in order to tackle climate change. Information is sought regarding how far non-residential development proposals meet the BREEAM 'Very Good' criteria, and where sustainability measures such as the use of rainwater harvesting, renewable energy, energy efficiency, etc are included as part of the proposals.

9.8.2 Although the site's coverage is over 29 acres, the proposed extensions to the Grandstand and the Old Pavilion will yield a total net floor area of 210sqm. A 2,120 sq.m tennis dome is also proposed but this structure is built under standard manufacture specifications and materials. Under these circumstances the small amount of development proposed in view of the overall site would not be expected to attain the minimum BREEAM rating of 'Very Good'. Nonetheless, the applicant has demonstrated its commitment so the development will meet Part L of Building Regulations 2010 by modernising the existing plant and the use of selective controls, zone lighting and enhanced metering. The Council is therefore satisfied that the proposed development would achieve an acceptable level of energy saving on the site.

10.0 CIL Applicable

10.1 The Mayoral CIL has been in effect since 1st April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The collection of Mayoral CIL will help contribute towards the funding of Cross Rail. According to the Mayoral CIL charging schedule, the proposal would be liable to Mayor CIL at a rate of £35 per square metre.

10.2 The proposal would result in a net floorspace. However, the applicant is a registered charity where the development will be used for charitable purposes and the planning application therefore would not be liable to Mayoral CIL.

11.0 HUMAN RIGHTS

11.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

12.0 EQUALITIES

- 12.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

13.0 CONCLUSION

- 13.1 This planning application seeks to upgrade the existing sports facilities at New River Sports Centre White Hart Lane which would encourage foster healthier lifestyles and the increased uptake of physical activities in accordance with the Haringey's Sustainable Community Strategy, the NPPF and London Plan and Local Plan Policies to help to contribute towards a healthier and inclusive community.
- 13.2 The site is designated in the Council's Local Plan as Metropolitan Open Land (MOL) and is a Local Ecologically Valuable Site. It is considered that the proposal subject to site wide ecological management plan condition, in addition to the replacement of existing grassed playing fields with 3G sports pitches would adhere to the policies relevant to these designations.
- 13.3 The development of the all weather pitches, the floodlighting and the extensions to the grandstand are considered appropriate development in MOL and do not adversely impact on the openness of the MOL. The development of the Air Dome is inappropriate development in MOL however very special circumstances exist which outweighs the potential harm. It should be noted that it will have limited impact by virtue of its siting, screening and design.
- 13.4 Officers deem the overall design of the proposal sensitive and that it would not have a significant degree of impact upon the character and visual amenity of the site and surroundings. The siting of the green tennis dome, in a dip, which would be screened by existing and new trees along the boundary is considered not to have a material adverse impact on the amenity of adjacent properties within Wolves Lane and surrounding area generally.
- 13.5 The proposal does not prejudice existing road conditions regarding vehicular movement along White Hart Lane and the local road network generally, and would not cause any further pressure on parking in the locality.
- 13.6 The proposal has been inclusively designed, and incorporates an acceptable sustainable urban drainage system to help mitigate surface water flooding from extreme storm events.
- 13.7 As such this sensitively designed proposed which offers a number of community benefits is strongly welcomed and is recommended for approval of planning permission.

14.0 RECOMMENDATION

GRANT PERMISSION subject to conditions, referral to the Secretary of State and the removal of the formal objection of the Environment Agency:

Applicant's drawing Nos. 13.263.P01-P34, P35C2, P36C2, P37, E01 and E03

Subject to the following conditions:

:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The development hereby permitted shall not be operated before 06:30 hours or after 22:30 hours Monday to Friday, before 07:00 hours or after 22:00 hours Saturdays, and before 07:00 hours or after 18:00 hours Sunday and Bank Holidays.

Reason: To facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the new tennis air dome, Old Pavilion extension and Grandstand extension have been submitted to, and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the development hereby approved.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. No development shall be commenced until full details of the all proposed internal lighting to be used in connection with the new tennis air dome, have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

6. Prior to commencement of works of the development hereby permitted, a plan showing the proposed landscaping scheme and boundary treatment shall be submitted to, and be approved in writing by the Local Planning Authority. The scheme shall include the following:

- i. Full details of plants and trees (common and Latin names, size and pot height; density or number, tree girth and method of growth i.e. container or open ground);
- ii. Maintenance schedule;
- iii. Full details of materials to be used on paved areas and other hard surfaces;
- iv. Suppliers or manufacturers;
- v. Guide to construction;
- vi. Paving/fencing/colours/finishes;
- vii. Location of lighting and details of lighting levels (wattage);
- viii. Any play equipment (specs, manufacturer, British or European Standard);
- ix. Any features or artworks; and
- x. All furniture

All planting, seeding or turfing shall be implemented in the first planting season following occupation of the buildings or the substantial completion of the development, whichever is the sooner.

Any plants or trees that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent for a variation.

The approved landscaping scheme shall be constructed/installed prior to the occupation of the development to the satisfaction of the Local Planning Authority and shall be permanently maintained thereafter to the satisfaction of the Local Planning Authority

Reason: To ensure a satisfactory standard of external appearance of the development.

7. The resurfaced artificial grass pitch hereby permitted shall not be constructed other than substantially in accordance with The Football Association Guide to 3G football turf pitch design principles and layouts, Edition 1 dated 2013, before it is brought into use.

Reason: To ensure the development is fit for purpose and sustainable

8. No development shall commence until revised details of the design and layout of tennis air dome which shall comply with the Lawn Tennis Association Guidance Note B3 – Air Supported Structures, have been submitted to, and approved in writing by the Local Planning Authority, after consultation with Sport England. The tennis air dome shall not be constructed other than substantially in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable

9. The proposed artificial grass pitch hereby permitted within the stadium infield shall comply with the International Rugby Board Regulation 22 Artificial Rugby Turf Performance Specification before it is brought into use.

Reason: To ensure the development is fit for purpose and sustainable

10. No development shall commence until a scheme to ensure the continuity of the existing sports use during construction works is submitted to, and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme shall ensure that the sports facilities remain or that the temporary use of replacement/alternative facilities are at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality to the existing sports facilities and shall include a timetable for implementation. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect sports facilities from damage, loss or availability of use during construction

11. No development shall commence until a Method Statement detailing the remediation requirements, including a Discovery Strategy, an asbestos survey, and a Japanese knotweed survey taking into account shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation and any works being carried out on site.

Upon completion of remediation a validation report to be submitted to the Local Planning Authority that provides verification that the required works have been carried out. The validation report shall be approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

12. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason: In the interest of residential amenity and public and highway safety.

13. No development shall commence until a Travel Plan is submitted to, and approved in writing by the Local Planning Authority. Details of the Travel Plan shall include:

- a) Appointment of a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually;
- b) Provision of welcome induction packs for new members containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new members, travel pack to be approved by the Councils transportation planning team;

- c) Review of cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required; and
- d) A site management parking plan, the plan must include, details on the allocation and management of onsite car parking spaces in order to maximise use of public transport and management of the car parks on and event day, (games with more than 400 attendees)

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport

14. At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.

To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises

15. No development shall commence until an ecological management plan for an initial 5 year period and every 5 years thereafter is submitted to, and approved in writing by the Local Planning Authority. The plan will be produced by a qualified ecologist and include the following elements as a minimum;

- 1. A description of the site including its flora, fauna, habitats and key features;
- 2. Aims and Objectives;
- 3. Prescription;
- 4. Work Plan; and
- 5. Maps

Reason: The site is part of a Site of Importance for Nature conservation and as such its management comes with responsibilities to promote biodiversity in the area, and in order to demonstrate that the site is under active wildlife management an ecological management plan which would need to be produced and delivered.

Informatives:

a) Sport England

- i) the Football Association design guidance note can be obtained on this link: http://www.thefa.com/my-football/football-volunteers/runningaclub/yourfacilities/~/_media/8D5FAB86576549B8BAAEA37DC6037C68.ashx
- ii) The Lawn Tennis Association Guidance Note B3 – Air Supported Structures can be obtained on this link: <http://www.lta.org.uk/NewWebsite/LTA/Documents/Clubs%20Parks%20and%20Schools/Facilities/2012/B3%20Air%20Supported%20Structures.pdf>
- iii) The International Rugby Board Turf Performance Specification can be obtained on this link: http://www.irbplayerwelfare.com/pdfs/Turf_Performance_Tech_Spec_EN.pdf

b) Ecological management plan

It is important that a mechanism for monitoring and reviewing the work is established to demonstrate compliance with the agreed work programme which

should initially cover a 5 year period. Following the expiry of the initial 5 year period the success of the plan should be reviewed and a new plan produced and agreed with the Council. This 5 year cycle should repeat until the end of the tenure. An obligation to carry out the actions within the agreed work plans should form part of the contract documentation. The extent to which the new operator is adhering to their contractual obligations will be monitored and a mechanism installed that places the operation at risk if these obligations are not fulfilled

c) Thames Water

Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

d) Environmental Health

Asbestos survey

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

MUGA pitches

The ground shall be trimmed and levelled using cut and filled as required. Any filling should be carried out in layers not exceeding 150mm thickness, and each layer should be compacted before the next is spread. A geotextile membrane shall be laid over the top of the levelled pitch area, beneath the MUGA pitch installation. Joints shall overlap by at least 300mm, as recommended by the Sport England

CoP for MUGA's. Any drainage pipes to the MUGA pitches should be encased in a geotextile membrane for protection from elevated PAH.

e) Working with the applicant

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

Appendix 1. – Development Management Forum Minutes

Q1: Parking – parking ‘over the road’ near the existing school – is this used by the school only?

Answer: Yes – not intended for the sports facility.

Q2: Is the existing football pitch run by the school part of the development?

Answer: No, it does not form part of the planning application.

Q3: Are you getting rid of the rugby pitch?

Answer: No, it becomes an all weather pitch and will be used as a pitch for rugby and football and it will be much more weather durable.

Q4: Will there be a swimming pool as part of the proposal?

Answer: No, but the idea is noted.

Q5: I have concerns that there will be an increase in traffic and demand for parking.

Answer: A transport assessment has been submitted with the planning application which shows that there will not be a significant increase in traffic or on street parking. The Transport assessment shows that there are good existing transport links and adequate parking to be provided as part of the scheme.

Q6: What will you do to promote the facilities?

Answer: The new sports facilities will be rigorously promoted through ‘outreach’ local sponsors and tailored programmes to work with local clubs within the locality to encourage use of the facilities.

Q7: Will people be able to stand on the street looking into the sports ground

Answer: No – the scheme seeks to address access issues. There will be very little to view of the sports facility from street level.

Q8: Will the floodlights result in light pollution in our gardens?

Answer: The proposed design of the floodlights is such that the spread of light will be contained. Further, it will improve the current situation regarding floodlighting.

Q9: The sports facility will result in an increase in noise levels?

Answer: The dome will actually contain noise. There will be no significant difference in noise levels in terms of the fact that it is an existing sports facility and any noise will be within an acceptable level.