

3275/08-2302DS03

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Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
HIGHGATE WOOD CRICKET PITCH, MUSWELL HILL ROAD,
LONDON, N10 3JN

On behalf of The City of London Corporation, Metropolis Planning and Design has been instructed to submit this planning application for:-

“Installation of non-turf cricket pitch on existing cricket square.”

This application (PP-11994276) comprises the following documents:

1. Completed Application Form and CiL Questions;
2. This Covering Letter; which comprises Planning Statement;
3. Site Location Plan which highlights the extent of works within the redline site boundary, set within a blue line which denotes the overall ownership of the City of London Corporation:-

3275-D1000-01 – Ownership Plan; and

4. Design & Specification Overview; prepared by Notts Sport Synthetic Surfacing / Cricket South.

Background to the Application

The existing cricket pitch on Highgate Wood (TQ 28163 88574) is located to the south-west of the Pavilion Cafe. The existing pitch is made available by the City of London Corporation to hire for matches, practice and casual play.

Given the location of the subject cricket pitch, there is no general vehicular access to the pitch, aside from City Corporation Service vehicles.

Highgate Wood is designated Metropolitan Open Land, a Site of Metropolitan Importance for Nature Conservation (SINC), and an Historic Park. The subject cricket pitch not within a designated Conservation Area.

The City Corporation's Cricket Pitch Project follows an in-depth review of facilities and access provisions at several locations within their management. The current review has identified improvement works required to facilities in order to ensure that the pitches would ensure the long-term durability and functionality of the pitch to the benefit of all users.

The requisite works associated with the installation of the non-turf cricket pitch on the existing cricket square are set out in this submission. The subject works, excavation, or physical engineering are considered to meet the definition of development set out in S.55 of the Town and Country Planning Act 1990 (as amended) necessitating the submission of this planning application.

The Proposals

The application proposals involve the following scope of works at the identified cricket pitch.

- The installation of two x non-turf cricket pitch (NTP) on the existing cricket square.
- The NTP is rectangular in shape each measuring 24.1m x 2.74m in size.
- The proposed surface is the NottsGrass Ultra, which is a monofilament surface used within ECB Approved systems.
- The base system uses non-degradable porous geotextile membrane to wrap aggregate layers, which is within the Notts Sport range of ECB Approved pitch systems.

Full details are contained within the accompanying Design & Specification Overview; prepared by Notts Sport Synthetic Surfacing / Cricket South.

The content of this application submission reflects the minor scale of development proposed.

Planning Policy Considerations

For the purposes of considering this planning application, the 'Development Plan' comprises the London Plan 2021 and the Haringey's Local Plan (Strategic Policies and Development

Management DPD) 2017. Relevant Material considerations are also included in the National Planning Policy Framework and Planning Practice Guidance.

Impact on Metropolitan Open Land (MOL) / Historic Park

The Haringey Local Plan endorses the preservation and enhancement of open space in the Borough. The site lies within designated Metropolitan Open Land (MOL) and is an Historic Park.

Policy SP13 Open Space and Biodiversity states that all new development shall inter alia:-

- *‘Protect and enhance designated Metropolitan Open Land from inappropriate development;*
- *Secure improvements, enhancement and management in both quality and access to existing green spaces;*
- *Protecting and enhancing existing play spaces; and*
- *Conserve the historic significance of the borough’s designated historic parks and gardens’.*

The application proposals are being advanced by the City Corporation in their role as custodians of the Heath and is considered to be in accordance with their adopted Management Strategy 2018-2028 which includes proposals for facilitating sport and recreation and access for all.

In the case of these proposals, the installation of a small section of non-turf cricket pitch (NTP) on the existing cricket square will enhance the durability and functionality of the existing facilities.

The replacement pitch area will be less than 100sqm but will deliver significant improvements to facilities.

The proposals have been sensitively designed in terms of scale, siting and materials to ensure that they have no significant impact on the openness of the Heath.

Sites of Importance for Nature Conservation (SINCs) / Trees / Ecology

A key consideration in the development of the proposals has been to ensure that the biodiversity of the wood will not be adversely affected.

The project team has worked closely with Highgate Wood’s team of Arboriculturists and Ecologists in the development of the proposals (and their construction) to ensure that impact is minimised.

This is in accordance with the abovementioned Policy SP13: Biodiversity which states:-

'All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- *Contribution to wildlife and ecological habitats ...;*
- *Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and*
- *Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).*

Given the nature, modest size, and siting of the proposals, there will be no trees felled or root protection areas disturbed to facilitate the development; nor will there be any resultant impact on the overall ecological value of Highgate Wood.

Construction Management

Notwithstanding the small scale of the development proposals, the sensitive nature of the sites necessitate thorough consideration of construction impact on Highgate Wood and its users, and the imposition of management measures from the outset to ensure that any impact from construction can be suitably mitigated.

Residential Amenity

Policy DM01 stipulates that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

Given the distance of the cricket pitch from any surrounding residential property, it is not considered that the minor proposals will cause unacceptable harm to the amenity of residential properties.

Overall Summary

There is broad policy support for the proposals contained in the policies of the Plan.

Policy SP13 support for development which positively contributes to creating high quality, active, safe and accessible places.

The purpose of this application is to facilitate improvement works to the existing facilities in order to ensure the long-term durability and functionality of the pitch to the benefit of all users.

For all of the above reasons, the proposals are considered to comply with Planning Policy.

I trust this is sufficient to validate the application and I look forward to receiving your written acknowledgement shortly.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Paul O'Neill', is written over the typed name.

Paul O'Neill
Director

Encl