

BRUCE CASTLE PARK PLAYZONE

PLANNING STATEMENT

In support of the construction of a Playzone.

Located at: Bruce Castle Park, Lordship Lane, Tottenham. London. N17 8NU.



Ref: MCA-MUK3299-PS

Rev E

Date: 16-12-25

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1. INTRODUCTION

This statement is provided in support of the planning application construction of a PlayZone (multi-use games area) which includes the following: new sports fencing, floodlight columns with LED lamps, macadam spectator area with benches, bins and PlayZone signage.

This proposal will improve the facilities available at the site especially through the winter months and encourage a wider range of participants.

This statement briefly analyses the characteristics of the site and surrounding area and is to be read in conjunction with the associated proposed planning drawings.

2. STATEMENT OF NEED

Through consultation, Bruce Castle Park was chosen as a site that would benefit from the construction of a PlayZone facility.

The PlayZone Programme has been developed to tackle inequalities in physical activity and access to high quality facilities in targeted areas, by The Football Foundation providing funding towards community led spaces. The purpose of the PlayZone Scheme is to invest in areas with the greatest need, with the aim of encouraging specific priority groups to be more active.

The specific priority groups that The Football Foundation wished to prioritise as part of this scheme are: Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities.

Further information about The Football Foundation – PlayZone Programme can be found at: <https://footballfoundation.org.uk/playzones-programme>

Benefits arising from this project

This proposal aims to create a facility which supports the delivery of high-quality sport and recreational play by:-

- Providing a good quality facility that can be used when natural daylight is limited, especially for evening matches.
- Allowing standards in performance to be raised, encourage good social interaction and a general improvement in overall health.
- Providing the opportunity to periodically arrange specialised coaching sessions when natural daylight is limited to further improve skills and performance standards of users.

3. ENGAGEMENT

For engagement process refer to Engagement Report dated September 2025 which accompanies this application.

As part of the PlayZone design development, the Football Foundation worked collaboratively with Basketball England, England Netball, Rugby Football League and Rugby Football Union to agree design requirements for recreational forms of their sports which forms the basis of the sites design.

In 2023, prior to the submission of the PlayZone funding application, Haringey Council undertook borough-wide engagement to determine which sites and sports to include in the application. This included:

- An on-line survey
- A number of focus group meetings both directly held to inform the approach to Playzones and drawing on extracts from relevant meetings held to inform Haringey's Parks and Greenspaces Strategy approved by the Council in July 2023.
- Professional meetings including with:
 - o The Haringey Playzones Consortium.
 - o Haringey Sport and Physical activity providers.
 - o Haringey Football Forum.
 - o Haringey Safer Parks for Women and Girls Network.
 - o Tottenham Hotspur Foundation.
 - o Streetgames.
 - o Local clubs and National Governing Bodies.
 - o Disability Action Haringey.

In 2025, following acceptance of the Football Foundation grant, Haringey Council undertook further engagement to refine the design and programme of the Hartington PlayZone as follows:

- In person engagement outside the existing MUGA facility.
- An online survey utilising the council's Commonplace platform.
- Door knocking/letter drop.
- Engagement with local stakeholders and sports organisations including the Friends of Hartington Park, Disability Action Haringey, the Tottenham Hotspur Foundation, local sports coaches and the Youth Advisory Board.

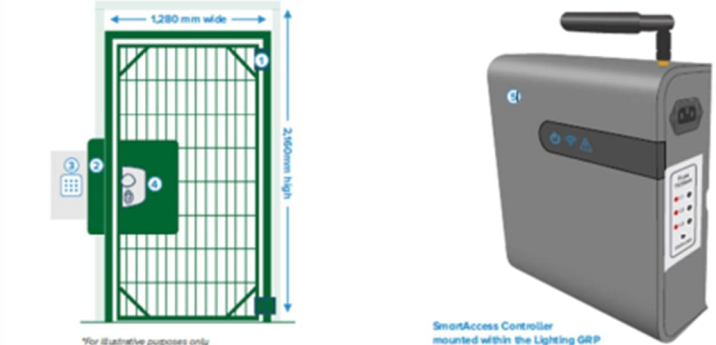
Further detail on the 2023 and 2024 engagement is outlined in the included Engagement Report. Insights into the PlayZone approach including Insight Reports can be accessed here - [Insight | Football Foundation](#)

4. OPENING HOURS AND THE BOOKING SYSTEM

The PlayZone will be available all week from 9am until 9pm. Flexibility will be built into our approach to the booking system. This will combine set bookable timeslots, alongside 'open' access timeslots. This is to balance the requests from community members for informal and unrestricted access whilst maintaining bookable sessions for our priority groups as identified by the Football Foundation. These include Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. During 'open' access timeslots, the gate locking mechanism will be disarmed. Access to PlayZones will be free to use at all times, except when booked for commercial use. Discussions with Disability Action Haringey show that having a booking system is a way to give disabled users a better chance of using these facilities. A booking system not only allows use by disabled groups, but also by other target groups such as women and girls groups, through specially programmed activity. National sports governing bodies are in agreement that booking systems such as this are a critical factor in getting people who would not otherwise partake in exercise into healthier lifestyles. Signage will be available next to the entrance gate with a link to the online booking system as per the included drawings.

Smart Access Requirements





*For illustrative purposes only

SmartAccess Controller mounted within the Lighting GRP

Gate Opening

- The fencing contractor is to provide an opening portal of 1280mm wide x 2160mm high above the finish floor level either side of the gate.
- CIA will install the new SmartGate within this frame.

SmartGate

- A purpose-made-to-measure gate (1) with a built-in closer and locking system.
- An electronic keypad (2) with a digital keypad (3) mounted on the outside of the slamming post.
- Handle set (4) with internal and external knob-style handles and manual override key.
- The gate can be hung on either the left or right hand side swinging inwards.
- The mesh diameter is 6mm (Vertical) and 8mm (Horizontal), forming 200x50mm mesh.
- The RAL colour is RAL 6005 (green) or RAL 9005 (black).

CIA Access Controller (5)

- The SmartAccess controller dimensions are 233mm wide x 250mm high x 76mm deep.
- The controller is to be mounted in the Lighting GRP Location.
- The maximum cabling distance from the SmartAccess controller to gate location is 50m (6).

Ducting

- A flexible duct with a minimum 100mm internal size and pull cord is to be installed, by others, from the control cabinet to the inside of the framed opening on the slamming side.
- Inspection chambers should be installed, where required, to ensure further cables can be pulled through if necessary.

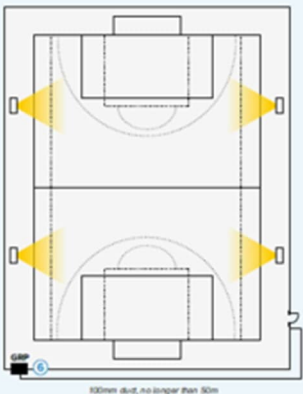
Main electrical / Playzone Lighting

- Prior to installation, the venue is to arrange the installation of a 13 amp switched fuse, spur mounted inside or beside an externally-rated cabinet.
- The SmartAccess equipment is 12v DC with a 2 amp draw.
- The SmartAccess control panel has 3 x 12v DC (as a max load of 100 milliwatt) lighting triggers ready for the venue's electrical contractor to connect into the lighting system.
- The venue's electrical contractor will establish the method of connection from the SmartAccess control panel to the lighting system, which is typically via a 12v-230v contactor/relay.
- The cabling from the SmartAccess control panel triggers to the court lighting is to be specified and carried out by the electrical contractor.

Note - The lighting configuration is different at each location. However these 12v DC triggers have been designed to work at any venue.

Site Attendance

- Prior to CIA's attendance, the framed opening, GRP and fused spur are required. The installation will be complete in one site visit, lasting circa two days. The engineer will be working at the gate and GRP location.
- The electrical contractor can test the lighting triggers remotely with our SmartAccess Support Desk.



100mm duct, no longer than 50m

5.0 LOCATION

Bruce Castle Park covers 8 hectares of parkland and is located in Tottenham, North London. The proposal site itself is approximately 600m to the southwest of Tottenham Hotspur Stadium.

Below the red rectangle shows the proposed location of the PlayZone



Main site entrance off Lordship Lane



View of the existing location



6.0 PROPOSAL DESIGN

The proposal takes the form of the following:

Fence-to-fence dimensions will be 30.0 x 20.0m, with additional 3.66 x 1.0m goal recess areas at each end.

The spectator area to the east will be surfaced in porous asphalt to provide a safe standing area for people not inside the facility

Proposed gradients of the site are to be adjusted to tie the proposal into the existing asphalt surround topography.

The proposal includes what the Football Foundation consider to be a 'standard size' PlayZone, with all ancillary features and sporting equipment as standard to produce a facility that has sufficient and appropriate accessibility.

The proposed construction layers of the PlayZone are:

- 40mm 3G non-infill synthetic turf
- 15mm prefabricated shockpad
- 250mm sub base (including blinding layer)
- Formation Layer

The proposed construction layers of the Spectator Area / Access are:

- 65mm two-layer porous macadam
- 200mm Sub base layer
- Formation Layer

The construction layers have been determined following intrusive surveys of the existing construction make-up of the area, to dictate what levels of works were required to produce a suitable base for the PlayZone facility. The proposals and quantities above have been suggested to ensure that the facility is built in line with relevant construction technical data for these types of facility, to ensure the PlayZone is built to a high standard at the outset and will remain a high-class facility for years to come.

Surface Layer

The proposed surface layer is non-infill 3G synthetic turf. The facility will be tested upon completion, with the surface required to meet EN 15330-1.

The surface will have markings for recreational Football and Rugby specific applications.

The Football Association have suggested that for a Football/Rugby PlayZone a synthetic surface would be the preferred surface type. The Community Engagement feedback received has therefore been used to dictate the design of the construction for this site.

Surface water drainage

The current surface is asphalt. The proposal will include building the area with porous materials to create a water compatible development. New path construction to also be porous.

The base of the new development will collect surface water and discharge it to the existing drainage system that currently serves this area. The footprint will have a greater storm water storage capacity than the existing ground conditions and therefore discharge rates are expected to be less.

Perimeter fencing

This PlayZone has been designed to include 3.0m high twin bar paneled fencing around the synthetic turf footprint of the PlayZone, with double rebound mesh to the bottom 1.2m of fencing. The height is proposed to increase behind the goals to 4.0m high.

The PlayZone has been designed to include 1Nr single gate (user entrance/exit with Smart Access system) and 1Nr single gate (Emergency gate only with self-closer) plus an additional set of double gates for the storage cage. The entrance gate is proposed to work on an electronic access system, which will provide access (and floodlighting) to users that have booked the use of the facility via a code.

The fencing is designed to be 'RAL 6005 – Moss Green' colour around the perimeter of the PlayZone, with a 'RAL 9016 – White' colour to the goal area.

A drawing showing the scale and location of the proposed fencing has been provided as part of this application.

Fence heights have been designed as per the Football and Rugby fencing requirements for a PlayZone.

The gates are as per relevant access guidance for facilities of this nature. The proposed electronic access system is in line with PlayZone facility requirements. Fencing colour scheme has been designed to minimise the visual impact of the PlayZone on the local surroundings.

An indicative photo (below) of the proposed fencing system has been included (please note this is a visual aid, and its inclusion is to provide an image of the general appearance of the proposed fencing system, and therefore should not be taken as 'scaled')



LED floodlighting system

This PlayZone has been designed to include 4 no. 8.0m high standalone columns with one LED luminaire on each column.

8 Nr new 5.5m high streetlights with LED lamps are also to be provided to the new and existing paths accessing the PlayZone.

A drawing showing the location of the proposed floodlighting system and new street lighting columns has been provided.

Floodlighting and path lighting design calculations including spillage also accompany this planning application.

It should be noted that the proposed new floodlights will be linked to a bookings only system. Therefore, floodlights will not be on permanently in the evenings.

Indicative photo below of the proposed floodlighting system. (Please note this is a visual aid, and its inclusion is to provide an image of the general appearance.



Equipment

Goals

This PlayZone has been designed with 1Nr fence incorporated goal at each end of the site.

Benches and bins

This PlayZone has been designed with 2Nr benches and 2Nr bins incorporated within the spectator area for people who are not inside of the fenced footprint of the facility.

Electronic Access System

This PlayZone has been designed with electronic access system (as per design requirements of a PlayZone facility), to provide bookable access to potential users of the facility, in line with feedback received from potential user groups detailing that bookable access provides an element of safety of use of outdoor facilities in comparison to unbookable facilities.

Biodiversity Enhancement

4 no. new trees are to be planted to the north east of the proposal. See drawing MCA-MUK3299-03 for details. The proposed layout and inclusion of these trees results in a total net gain of 71.93% (a 0.03 biodiversity unit net change). For details refer to Biodiversity Net Gain Assessment ref 181425 produced by MKA Ecology Limited dated 23rd January 2026.

7. NATIONAL PLANNING POLICIES

General

The National Planning Policy Framework (December 2024) sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

We have highlighted what they feel to be some relevant National Planning Policies in regard to this particular development, and how we have addressed each policy within the design stage of this facility below.

The below is a brief summary of some of the key considerations that formed part of the design considerations in relation to this proposed development. This in no way suggests that other National Planning Policies have not been adhered to, but is used to show adherence to relevant policies formed a major part of the design stage.

Promoting healthy and safe communities

96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

The proposed development has been designed to provide sports provision to the local area. We therefore feel the proposals are aligned to Paragraph 96 of the NPPF in particular the provision of sports facilities.

98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

The proposed development has been designed to provide access to sporting provision including The Football Foundations core objectives of the PlayZone Scheme of identifying targeted priority groups including Lower Socio-Economic Groups, Women and Girls, Disabled people and people with long term health conditions, and ethnically diverse communities. We therefore feel the proposals are aligned to Paragraph 93 of the NPPF in particular the provision of a social and recreational facility for sporting use, which would aim to improve health and social well-being for all sections of the local community.

103. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

The proposed development has been designed to provide a high-quality space for sport and physical activity to the local area. Local planning policies and community engagement show a need for this development.

104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use*

The proposed development has been designed to have little / no impact on the existing sporting provisions on the site, as shown by the associated drawings.

Achieving well-designed places

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

For every aspect of the design, materials have been suggested that are in keeping with usual typical build construction / appearance / formats for sporting applications. We therefore feel the proposals align with Paragraph 131 of the NPPF in regard to the creation of high-quality sustainable facilities.

Par 135 – Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The design will produce a high-quality facility, with suitable construction make up for the lifetime of the development. We therefore feel that the area has been designed to be visually attractive in keeping with usual design appearances, and creates a facility that is safe, inclusive and accessible to the public.

Meeting the challenge of climate change, flooding and coastal changes

Par 162 – Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

The proposed development of a PlayZone facility is to provide an area for the public to undertake healthy activity, with a minimum impact on the environment now and into the future. Consideration of flood risk has been duly accounted for in the design (and if required location.)

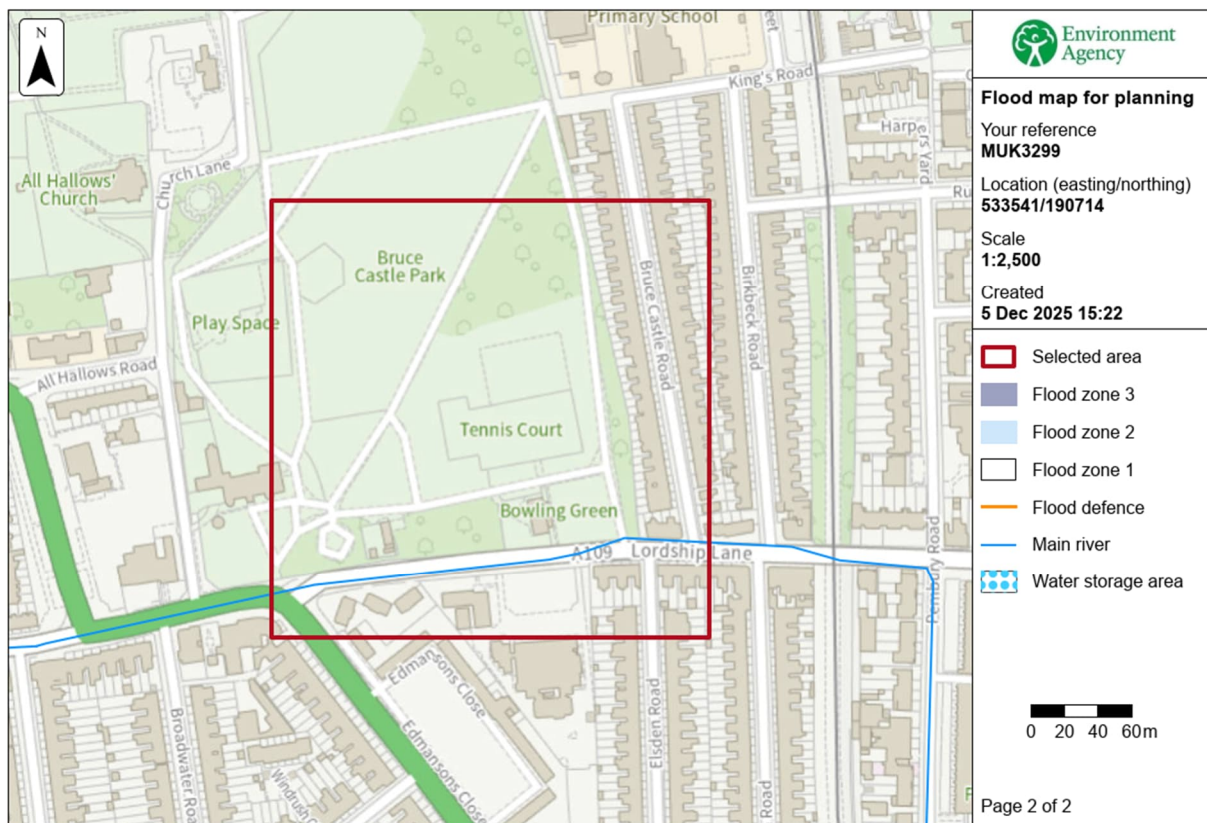
Par 181 – When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as

applicable) it can be demonstrated that:

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate

d) any residual risk can be safely managed

The proposed development and its design offers a suitable solution to minimising any flood risk to either the facility or the surrounding environment. A desktop Flood Risk Assessment has been undertaken to assure the facilities location is appropriate, and to influence the design.



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Flood Zone 1

8. SPORT ENGLAND PLAYING FIELD POLICY

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- *All or any part of a playing field, or*
- *Land which has been used as a playing field and remains undeveloped, or*
- *Land allocated for use as a playing field*

Unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exemptions detailed below:

Exception 1 (E1): A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport

Exception 2 (E2): The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3 (E3): The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *Reduce the size of any playing pitch, or*
- *Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas), or*
- *Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality, or*
- *Result in the loss of other sporting provision or ancillary facilities on the site, or*
- *Prejudice the use of any part of a playing field and any of its playing pitches*

Exception 4 (E4): The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- *Of equivalent or better quality, and*
- *Of equivalent or greater quantity, and*
- *In a suitable location, and*
- *Subject to equivalent or better accessibility and management arrangements*

Exception 5 (E5): The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

We have designed the proposed PlayZone facility with the above policy in mind.

We feel the proposed development particularly meets E2, E3 and E5 requirements. The proposed location is in an area under used / proposed to be used for sporting application and is sufficiently distanced from existing provisions on the site to not have an adverse effect on sporting provision on the site.

9.0 SUMMARY

We believe the development of a PlayZone in the proposed location will provide a high-quality sporting and activity space. The development aims to tackle inequalities in participation in sport and activity in the area.

The proposal would be of considerable benefit to the local community groups, through the provision of a new facility in a previously unused area.

The new facility has been designed with the aim of minimising impact to local residents / environment where possible, with drainage / fencing / floodlighting / access all designed with construction best practices in mind.