

Officer Report

Application Number:	HGY/2023/2701
Application Type:	Full planning permission
Address:	Wood Green Common, Station Road, London N22
Proposal:	Multi-use games court within Wood Green Common
Case Officer:	Sarah Madondo
Valid Date:	09/10/2023
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Applicant:	Head of area regeneration Pippa Gueterbock
Agent:	Katherine Clarke

RECOMMENDATION

Approve with Conditions

Proposed Development

This is an application for Multi- use games court within Wood Green Common. The provision will include flood light, fenced all weather, porous surface games pitch 22m x 36m with combined goal nets and ball hoops. The works include ground levelling, ground retention as informal seating and boulders and DDA compliant ramp access.

The MUGA is part of a wider scheme of works, in proximity to the MUGA include pull-up bars and a gym area, framed with new trees and planting connected to a SuDS system. The wider Common improvements include renovation of the existing play area, new social and play areas for older children and extensive additional seating in Barratt Gardens. The area of the MUGA and associated work is 904m²

Site and Surroundings

Wood Green Common is a Village Green small open space under 2 hectares. The Common is enclosed by a black railing fence with mature London plane trees along the north boundary and younger trees along the south boundary. There is a shared pedestrian and cycle path from Station Road to Western Road. There is an enclosed playground for children under 12 years old in the west corner. A path bisecting the Common north to south separates the area of open amenity grass from Barratt Gardens, which was planted out in 1912 and is enclosed by hedges and contains the wisteria clad pergola. Caxton Gardens, two small areas of green space with mature trees are to the east. Wood Green Common is located in a Conservation Area.

Relevant Planning and Enforcement history

None

CONSULTATION RESPONSE

The following responses were received:

INTERNAL:

LBH Nature Conservation Officer: No objection, subject conditions

LBH Transportation Team: No objection

LBH Conservation Team: No objection.

LBH Lighting: No objection

LBH Trees: No objection, subject to objection

LBH Drainage: No objection

EXTERNAL

Transport for London - No objection

Sport England: No objection

Designing Out Crime Officer: No objection subject to conditions

National Highways : No objection

LOCAL REPRESENTATIONS

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 9

Objecting: 4

Supporting: 5

The following comments were raised in the representations received:

- Heritage (*Officer Response: The revised Heritage Statement submitted on 31 January provides an historical assessment pulling out the significance of the assets, the impact of the development, how issues have been mitigated and concludes "Given the common is the remnant of a much fragmented and reduced series of historic open space and is within a conservation area, it is recognised the proposed MUGA will have an impact on the current nature of the space. However, this impact is not considered substantial and is outweighed by the public benefit of the scheme."*)
- Loss of use of open space (*Officer Response: The size of the MUGA is modest and does not dominate the common, the footprint is 4.5% of the available open space.*)
- Anti-social behaviour (*Officer Response: The design of the MUGA was progressed with the local police and BID rangers and follows safer by design recommendations. The MUGA is accessed by a booking system to encourage accountability and to ensure a record of users. Both the police and BID rangers will monitor the situation once the MUGA is operational with a view to extending their 'beat' if deemed necessary.*)
- Alternative sites (*Officer Response: The installation of a MUGA came out of significant public consultation throughout the duration of the project design development. The MUGA*

is part of a wider design and it was a key community requirement. The location within the common has been determined (as noted above) to have the least impact on the wider common, in terms of both space and visual amenity).

- Environment (Officer Response: *The light source is LED which are designed to allow precise angling of the light beam through the mounting bracket and prevent light spill and glare and are the most energy efficient light source. Although the lit area will be visible, the light will not spill or cause glare on the surrounding area, including the houses along Station Road. The pitch has been located as far from residential areas as possible. Trees are planted along the north boundary of the MUGA to mask both the fence and the lit pitch surface).*
- Sense of openness lost (Officer Response: *The scheme does not prevent any current activity taking place on the site from continuing, but rather adds significantly to the recreational provision*
- MUGA blocks views (Officer Response: *The MUGA would be significantly separated with nearest residential properties on Station Road and Heartlands School, therefore it is considered that MUGA would not block any views).*
- Loss of valuable open space (Officer Response: *As stated above the MUGA is considered to be modest and does not dominate the common, the footprint is 4.5% of the available open space).*
- SuDs not acceptable (Officer Response: *The proposed SuDs seeks to address the climate resilience in the local area by providing some mitigation for local flooding which is becoming much more frequent).*

MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. Principle of the development -impact on open space;
2. Design and appearance in a conservation area;
3. Heritage Impacts;
4. Impact on the amenity of adjoining occupiers;
5. Parking and highways safety;
6. Trees and Ecology

Principle of the development

Paragraph 11 of the NPPF (2023) aligns with Policy SP0 of the Local Plan, by outlining the presumption in favour of sustainable development. The policy outlines how the Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey.

Part b) of Policy DM20 of the DM DPD states that reconfiguration of open space will be supported where:

- a It is part of a comprehensive, deliverable scheme;
- b There would be no net loss of open space;
- c It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and
- d It would not be detrimental to any environmental function performed by the existing open space.

Local Plan Policy SP13 of the Local Plan, states that new development shall protect and improve Haringey's parks and open space. Furthermore, Policy SP16 'Community seeks to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities and Policy DM2, adds that proposed development should be easily accessible and be safe environment.

Policy SP5 of the Local Plan and Policy DM24 of the DM DPD seeks to ensure that new developments reduces the risk of flooding and provides suitable measures for drainage. Policy SP5 specially states that development shall implement SuDs from strategic to individual site level to improve water attenuation, quality and amenity.

Policy DM 25 states that where Sustainable Drainage Systems are implemented they should be expected to:

- a. Meet the requirements set out in the Councils' relevant local standards and guidance, or national standards where agreed;
- b. Incorporate measures identified in the Surface Water Management Plan;
- c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDs techniques provide for clean and safe water at the surface ;
- d. Improve water quality; and
- e. Function effectively over the lifespan of the development

The MUGA is part of the wider renovation of the Common to increase the amenity and biodiversity value and would be part of wider area flood mitigation. The proposed floodlights, MUGA pitch and associated fencing would be considered appropriate facilities for outdoor sports and would have no significant impact on the openness of the Wood Green Common park or result in urban sprawl.

The proposal includes integration of SuDs into the wider landscape design as a 'rainscape' comprising of a series of landscape features designed as positive elements that introduces seasonally planting, habitat, foraging for wildlife, visual interest, play opportunities and drought resilience as well as invaluable hydraulic performance in the form of pollution removal/flood mitigation. The drainage team consulted have reviewed the proposal advises that the entire scheme is within the Public Open Space which is already existing permeable area and taking water from those Highway catchment providing a betterment to the existing situation. Furthermore, the proposal is not adding any impermeable area as a part of the scheme, so therefore there is no impact to the surrounding areas, as result, there is no objection in that respect. It is considered that the integration of SuDs into the existing green space would deliver enhanced amenity space and wildlife value, therefore is supported. Therefore, it is considered that the proposal for a Multi- use games court within Wood Green Common including associated works is acceptable in principle.

Design and appearance in conservation area

Chapter 12 of the NPPF (2023) states that 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. Chapter 12 also states that, amongst other things, planning decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive due to good architecture, layouts, and appropriate and effective landscaping. Policy D4 of the London Plan (2021) notes the importance of scrutiny of good design by borough planning, urban design, and conservation officers (where relevant).

Policy D5 of the London Plan (2021) ensures that development proposals achieve the highest standards of accessible and inclusive design. Taking into account London's diverse population, developments must be convenient and welcoming with no disabling barriers.

Policy DM2 of the DM DPD (Accessible and Safe Environments) explains how development proposals should ensure that they can be used safely and easily by all, improving people's access

to social and community infrastructure, improve and create safe and accessible pedestrian and cycle routes and should not impede on pedestrian and cycling permeability.

The MUGA would be sufficiently separated away from the residential properties on Station Road and Heartlands School, also screened by a number of mature trees. The MUGA would have a minimum pitch size of 26m x 21m and enclosed by 3 metre high mesh fence with a lockable gate. The proposed fencing would be 3 metre high mesh which is in keeping with the surrounding area where a number of sports facilities and a schools are enclosed by similar fencing. The MUGA would have a porous polymeric surface with slip resistance. The MUGA would be lined marked for football/ netball and would provide all weather pitch in a neighbourhood that lacks access to these facilities. A gym, ping pong table and nest swing would be located to the west of the MUGA and formal/ informal seating is provided along the west and north side.

The MUGA comprises of ten 8m height columns, five on each long side of the pitch, the central columns have one lamp fitting and the end columns two fittings each. The lighting is designed to Football Foundation Lux levels with an average illuminance of Eav - 120 lux and an overall uniformity of 0.65. The lighting officer has reviewed the application and has no objection to the proposal. A condition would be attached to restrict the operational hours.

Wood Green Common has a PTAL rating of 6b which is the most accessible by public transport and within close proximity to Wood Green Station with many bus routes. The proposed "cycle Quiet way 10" runs along side the Common and dedicated cycle lanes are proposed for Station and Mayes Road. There is a cycle parking on the south side of the Common. The proposal offers a widened cycle/pedestrian path through the common allowing for easier access for cyclists. The proposal also offers a new path through the park to the MUGA which allows for accessible entry to the centre of the green space. The proposal also offers more options for entry onto the Common. The proposal would be therefore provide good levels of accessibility and is considered acceptable in design terms.

Overall, the proposal follows design guidance, aims to maintain the recreational uses of the site whilst also increasing biodiversity, flood alleviation and enhancing the existing park. The proposal would not significantly alter the character of the existing park but rather add visual interest. As a result, in design terms it is considered that the proposal would appear visually interesting and would not appear out of character, therefore acceptable in design terms.

Heritage Impact

Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 202 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy HC1 of the London Plan seeks to ensure that development proposals affecting heritage assets and their settings should conserve their significance. This policy applies to designated and non-designated heritage assets. Policy SP12 of the Local Plan and Policy DM9 of the DM DPD set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment, including the requirement to conserve the historic significance of Haringey's heritage assets and their settings.

Policy DM9 of the DM DPD further states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact

of the proposals on that significance; setting out a range of issues which will be taken into account.

Wood Green Common is a Village Green small open space under 2 hectares, enclosed by a black railing fence with mature London plane trees along the north boundary and younger trees along the south boundary. The Wood Green Common is in conservation area. The Heritage Statement highlights that the common has evolved from a larger, managed but biodiverse landscape to a much smaller, enclosed, essentially mono-diverse ecology of amenity mown grass. In addition, the function of the Common has also changed from a local, shared natural resource of grazing, firewood, and hunting, to an amenity space for recreation.

The Conservation Officer has reviewed the proposal and its impact on the heritage asset, advises that given the common is the remnant of a much fragmented and reduced series of historic open space, it is not considered that the proposed development would have an impact on the character/setting of heritage assets and the conservation area. Furthermore, it is recognised the impact is not considered substantial and is outweighed by the public benefit of the scheme.

Trees

Policy G7 states that existing trees of value should be retained and replacement trees should be shown to be adequate through an appropriate tree valuation system. Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site.

Policy G6 states that Sites of Importance for Nature Conservation (SINCs) should be protected and seeks to secure biodiversity net gain. Policy G7 states that existing trees of value should be retained and replacement trees should be shown to be adequate through an appropriate tree valuation system.

Policy DM1 of the Development Management DPD requires proposals to demonstrate how landscape and planting are integrated into the development and expects development proposals to respond to trees on or close to a site.

The Council's Tree Officer was consulted and initially had concerns about the location of the MUGA in relation to Root Protection Areas (RPAs). However, this has been addressed by the applicant and the Council's Tree Officer advises that appropriate protection measures will be implemented to limit the impact on existing trees via a condition as such, it is considered that the proposed development is acceptable.

Ecology and Biodiversity

Paragraph 179 d) of NPPF state that minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

Policy SP13 of the Local Plan seeks to protect and improve open space and provide opportunities for biodiversity and nature conservation. Policy SP11 promotes high quality landscaping on and off-site.

Policy DM19 states that developments adjacent to SINCs should protect or enhance the nature conservation value of the designated site. Policy DM20 states that development that protects and

enhances Haringey's open spaces will be supported. Reconfiguration of open space is supported where there is no net loss of open space across the site.

Policy DM21 expects proposals to maximise opportunities to enhance biodiversity on-site.

The Nature Conservation Officer has reviewed, the Biodiversity Get Gain Assessment & Preliminary Ecological Appraisal and advises that the development is acceptable; as mitigation and compensatory enhancement measures, as well as a sensitive lighting scheme, have been developed in accordance with current best practice guidance, incorporating relevant legislation and policy. Therefore subject to conditions the proposed development enhance nature conservation.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design of new development proposals must not be detrimental to the amenity of surrounding housing, specifically stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Policy DM1 'Delivering High Quality Design' of the DM DPD states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents. These issues are considered below.

The site is a significant distance from the nearest residential properties with the park, school, and sports facilities on the surrounding boundaries. There would therefore be no significant impact on neighbouring amenity.

In terms of light spillage from the MUGA, the lighting officer was consulted and advises that although the lit area will be visible, the light will not spill or cause glare on the surrounding area, including the houses along Station Road. The pitch has been located as far from residential areas as possible.

Parking and Highway safety

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The Transportation Team have been consulted and advises that the proposed development is acceptable as the proposal would provide an improved facility for fitness/ physical activity in the locality as result complies with policy aspirations to improve health/ well being and encourage the uptake of active travel modes. A condition be imposed for a Construction Method Statement or Logistics Plan.

Conclusion

The proposed multi use games area is considered acceptable in terms of its siting, layout and operational use and will be compatible with the established use of this site. Given its siting the proposal will not detract from the character and setting of the Conservation Area, nor adversely

impact the ecological value of the site. The proposed development will provide an important outdoor recreation facility in particular the children/pupils in the adjoining schools.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

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

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:
 - a) parking and management of vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and machinery;
 - c) details of measures to protect pedestrians and other highways users from construction activities on the highway;
 - d) timings of deliveries and other traffic related to the construction in order to minimise conflict.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 4 Tree protective measures shall be implemented in accordance with the Arboricultural Tree Survey, prepared by Arboricultural Solutions, including implementation of the accompanying Arboricultural Impact Assessment and Tree Protection Plan, in Accordance with BS 5837:2012 prior to commencement of any development, site works or clearance and thereafter maintained and retained until the development is completed. Within the root protection areas no materials, plant, machinery or surplus soil shall be placed or stored thereon.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual and amenity.

- 5 Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the

protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 Prior to the commencement of the above ground works for the development hereby approved, a Tree Survey shall be submitted to the Council in writing.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of Secured by Design have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the LPA, in consultation with Metropolitan Police Designing Out Crime Officer, the development shall be carried out in accordance with the agreed details and Metropolitan Police bespoke advice.

The development shall only be carried out in accordance with the approved details.

B. Development on completion must achieve the above grade works according to the bespoke advice of the Metropolitan Police Designing Out Crime Officer.

C. Lighting scheme for the development should be overseen by an independent and competent lighting engineer qualified to at least Institute of Lighting Professionals Level 3 or 4 or equivalent, in line with the latest Secured by Design guidance. Evidence of the competency should be provided in writing to the local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officer

Reason: In the interest of creating safer, sustainable communities.

- 8 Prior construction of the development hereby permitted an Ecology Management Plan (CEMP) shall be submitted and approved in writing by the Local planning Authority detailing measures by which:
- a. the hedgerow will be protected during works.
 - b. detailing measures for the controlled removal and disposal of the invasive green alkanet.
 - c. the proposed works will minimise impacts on the fish population within the nearby New River SINC.
 - d. to retain all deadwood features at the Site. If deadwood features need to be removed to facilitate development, measures for their careful removal will be outlined in a CEMP to minimise impacts on stag beetles.
 - e. scheduled vegetation clearance works between the months of September and February inclusive to avoid impacts on breeding birds. Where this timing is not feasible works should be preceded by a nesting bird check.
 - f. If the hedgerow and introduced shrub need to be cleared to facilitate development, measures for their clearance will be outlined in a CEMP to minimise impacts on hedgehogs.
 - g. light pollution from any lighting should be minimised both during and after the

construction phase.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

- 9 Prior to construction of the development hereby approved a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority detailing opportunities for biodiversity enhancement should provide with details on creating and maintaining these habitats and features post-development by which:
- a. the hedgerow should be enhanced & enhance the hawthorn hedge into a species-rich hedge
 - b. incorporate other native planting and deadwood
 - c. a minimum of ten generalist bird boxes should be installed at the site.
 - d. provisions should be made for roosting bats at the site post-development, to include a minimum of five bat boxes mounted in trees at the site.
 - e. the trees to the west will have understory wildflower meadow planting with a focus on night-flowering species as a food source for invertebrates which will provide night-time foraging for bats.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

- 10 The MUGA shall not be used other than between the hours of 08:00 and 22:00.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available Free of Charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813