

Gemma Bassett

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**References:** P/2015/4519 00885/A/S32

P/2015/4520 00885/A/L15

**Address:** Gunnersbury Park, 179 Popes Lane, London, W5 4NH

**Proposal:** (S32) Erection of a new two storey building on the site of the redundant bowls green comprising team changing rooms for the external sports facilities, 5 court sports hall, multi-use studios and associated changing facilities, cafe community room, archive store and office accommodation together with associated external works comprising new natural grass pitches for rugby, cricket, floodlit artificial grass pitches and floodlit tennis courts, multi-use games area, external gym equipment, associated external sports store, car parking provision, cycle storage, waste and recycling facilities and associated hard and soft landscaping.

(L15) Listed building consent for a joint application for the redevelopment of the redundant bowls green, playing fields and garden nursery depot and existing car park sites within the wider Gunnersbury Park involving removal of various greenhouses, glasshouses and lean-to-structures within the garden nursery depot site together with the existing changing and cricket pavilions adjacent to the model farm complex, retention of the listed 'kitchen garden' walls originally associated with the small and large mansions, erection of a new two storey building on the site of the redundant bowls green comprising team changing rooms for the external sports facilities, 5 court sports hall, multi-use studios and associated changing facilities, cafe community room, archive store and office accommodation together with associated external works comprising new natural grass pitches for rugby, cricket, floodlit artificial grass pitches and floodlit tennis courts, multi-use games area, external gym equipment, associated external sports store, car parking provision, cycle storage, waste and recycling facilities and associated hard and soft landscaping.

**Drawing numbers:** Design and access statement revision 1 dated 22<sup>nd</sup> October 2015

BREEAM preliminary assessment report dated 28<sup>th</sup> October 2015

Arboricultural Report of 21st October 2015 and Drwg No Barrell Plan Ref: 15323-BT3 by Barrell Tree Consultancy

Energy Strategy Report, dated October 2015, by Capita

Flood Risk Assessment, dated 15th September (revised 19th October 2015), by Curtins

Heritage Impact Assessment, dated 27th October 2015, by Purcell

Historic Environment Assessment addendum of October 2015 produced by MOLA

Phase 2 Bat Survey dated August 2015 by Furesfen

Noise Assessment 15/0511/R01 dated 16th October 2015, by Cole Jarman

Planning Statement dated October 2015 by Shireconsulting

Statement of Community Involvement dated 20<sup>th</sup> October 2015

Transport Assessment & Travel Plan, dated 19th October 2015, by Curtins

Visual Impact Assessment dated 22nd October 2015, by AFLS&P

SCC/GP/AGP/20A

SCC/GP/AGP/21A

SCC/GP/AGP/22A

SCC/GP/AGP/23A

SCC/GP/AGP/24A

SCC/GP/AGP/25

SCC/GP/AGP/26

SCC/GP/AGP/27A

SCC/GP/AGP/28A

GNS/SP/01/Rev 04

GNS/SP/C/002 R01

GNS/SP/03/Rev 01

3399 (08)001 Location Plan

3399 (08)003 Site Plan 01

3399 (08)007 Ground Floor Plan

3399 (08)008 First Floor Plan

3399 (08)009 Roof Plan

3399 (08)010 Sections AA-BB

3399 (08)011 Sections CC-DD

3399 (08)012 East & South Elevations

3399 (08)013 West & North Elevations

3399 (08)014 Proposed Wall Elevation

3399 (08)020 Demolition Plan

3399 (08)021 Wall Elevations

**Application  
received:**

12/10/15

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## **1.0 SUMMARY**

- 1.1 The application proposes a new sports hub at Gunnersbury Park, comprising a multi-use indoor sports hall, new grass football, rugby and cricket pitches, hard surface tennis courts and a Multi Use Games Area (MUGA).
- 1.2 The proposals are in line with national planning policy and advice offered by national amenity bodies. They demonstrate exceptional circumstances to overcome conflict in local planning policy and guidance.
- 1.3 The scheme respects the historical and architectural context of the site, listed building and wider conservation area, through the use of careful landscape/architectural design.

1.4 The scheme is considered acceptable and approval is recommended subject to conditions.
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- 1.5 Following a resolution by the Committee, the application must be referred to the Mayor of London for him to determine whether he is content for the Council to determine the application, direct its refusal, or if he wishes to determine it himself.

## **2.0 SITE DESCRIPTION**

- 2.1 The application relates to the west side of Gunnersbury Park and covers approximately 22.236ha. The park itself currently hosts a number of uses: sui generis open space, C3 dwelling houses, A3 café and restaurants, D1 museum, D1 education and training centre and D2 assembly and leisure.
- 2.2 The site is in the Gunnersbury Park Conservation Area, which was drawn up to focus on two areas, the Gunnersbury Park/Kensington Cemetery area and the Gunnersbury Estate. The park itself is grade 2 listed and is designated as Metropolitan Open Land, a Nature Conservation Area, a critical drainage area and is on the Register of Historic Parks and Gardens.
- 2.3 Gunnersbury Park is 76ha and is jointly owned by the London Boroughs of Hounslow and Ealing, but lies wholly within the borough of Hounslow immediately to the south of the borough boundary line along Popes Lane. It is bounded to the east by the A406 and to the south by the A4 and M4 flyover, to the north and west are residential properties along Popes Lane and Lionel Road North, which act as a boundary to the park.
- 2.4 Gunnersbury Park originally had a large mansion built c1658-63 for Sir John Maynard by John Webb. The building and lay between the two mansion houses presently on site. The original mansion was a compact Palladian villa with a pedimented first-floor loggia. From 1762-1786 it was the summer residence of Princess Amelia, George III's aunt, who improved the grounds and added many of the garden buildings. The house was demolished in 1800 and the estate sold for building. Most of the land was bought by Alexander Copland, a partner in Henry Holland's building firm. By 1802 he had built himself a house now incorporated into the present large mansion within the park. By 1835 it was bought by Nathan Mayer Rothschild and

subsequently re-modeled and extended for him by Sydney Smirke. This house is listed Grade II\*.

- 2.5 The area derives much of its character from the mansions and parkland, which is dominated by formal buildings and landscapes, including ornamental/picturesque buildings, lakes and follies. There are 22 buildings and structures within the park that are grade II or II\* listed and the park has been identified as being within the top 12 'at risk' sites by Historic England due to the large amount of investment needed to restore and repair the heritage buildings and landscape. Aside from the listed buildings and mansions there are a number of other structures and uses across the park.
- 2.6 The western part of the site is open playing fields. There are currently 9 football pitches, 2 rugby pitches, 1 cricket pitch and 2 bowls greens – one of which is disused and in a state of disrepair. Additionally, to the centre of the park is a pitch and putt golf course, to the south of which lies a number of hard surface tennis courts. There is a bowls pavilion to the west side of the bowls greens, and an existing timber framed cricket pavilion located to the east of the tennis courts.
- 2.7 The north of the park is currently occupied by a nursery depot with a number of temporary buildings which lie alongside the listed kitchen garden boundary wall. Alongside the depot is Capel Manor – an agricultural college.
- 2.8 In the middle of the park, to the east of the pitch and putt golf course are a number of buildings which were previously in use as a model farm, alongside this is a brick-built sports changing room facility.
- 2.9 The Public Transport Accessibility Level (PTAL) of the park ranges from 1b to 3 on a scale from 0-6 where 6 is the best. There are bus routes along Popes Lane to the north, and along the Great West Road to the south.

### **3.0 RELEVANT HISTORY**

- 3.1 **00885/C/S4**  
**00885/C/L3** Variation of conditions 2, 5, 7, 19 and 23 to allow the samples of materials to be submitted following the appointment of the main contractor, the detailed information will be submitted as the internal proposals for the Large  
**Pending**
- 3.2 **00885/A/P11** Erection of a new butterfly house, aviary, child play facility and ancillary accommodation to site.  
**Withdrawn 06/02/15**
- 3.3 **00885/C/S2** The demolition and removal of the existing cafe and public toilets and the formation of a new cafe and carriage display building, including public toilets  
**Approved 29/05/14**
- 3.4 **00885/C/S1** Repair and alteration of Gunnersbury Park House (Large Mansion & Museum) and the parkland structures. Restoration and improvements to the

parkland including improvements to existing paving, planting, fencing, drainage and park furniture, refurbished toddler play area, recreation of the horseshoe pond, works to heritage trees to restore views, new community garden and nature trail, new landscaping around the café, new signage and new accessible footpaths

**Approved 17/04/14**

- 3.5 **00885/C/P1** To demolish the existing derelict toilet block located to the North of the Large Mansion and to erect a new Toilet Block facility on the same location.

**Approved 20/08/2009**

- 3.6 Gunnersbury Park forms part of LB Hounslow's leisure and culture portfolio and is currently managed through a service level agreement between Ealing and Hounslow Councils. There is a project board in place to regenerate Gunnersbury Park by 2026 using Heritage Lottery Funding (HLF). A masterplan to 2026 was approved at Cabinet in November 2011 comprises 3 phases:

Phase 1: Restoration of the large mansion and core heritage parkland including the horseshoe and boating lakes, orangery and cafe

Phase 2: Restoration of the small mansion, stables and wider parkland structures

Phase 3: Creation of a sports hub to the west of the park and re-use of the model farm buildings and Greenscene site.

Phase 1 of 3 of the HLF proposals is currently underway to renovate the Large Mansion and Museum.

In March 2009 Gunnersbury Park Joint Advisory panel was established with 3 councillors from each borough. Phase 3 relating to the sports hub has been agreed by both Hounslow and Ealing Cabinets. Phase 3 forms a significant part of Hounslow's Leisure and Culture Strategy which is to be put before Cabinet on 26<sup>th</sup> January 2016. Ealing's Sports Facility Strategy 2012 – 2021 was adopted in 2013 and states that Ealing will work with Hounslow to bring outdoor sports facilities at Gunnersbury Park back into use along with complementary indoor sports facilities.

#### **4.0 DETAILS**

- 4.1 The application forms part of phase 3 of the 2026 master plan. Full planning permission and listed building consent are sought for a new sports centre which would be located on the existing redundant bowls green (the southern-most of the two within the park). The sports centre building would be open from 9.00-22.30 Monday – Saturday and 9.00-22.00 Sundays. It would accommodate the following facilities:

- 6 x sixteen person team changing rooms

- 2 x eighteen person team changing rooms
- 1 x Multi sports hall
- 2 x multi-purpose studios/community rooms with movable partitions to form up to 4 rooms.
- Museum archive store
- 168sqm of shared office space
- Café/bar

4.2 Externally there would be:

- 5 x senior grass football pitches (100m x 64m)
- 5 x junior grass football pitches (91m x 55m and 73m x 64m)
- 2 x football pitches (7 aside)
- 1 x senior grass rugby pitch (110m x 70m)
- 3 x senior cricket pitches
- 2 x floodlit 3G artificial pitches (100m x 64m)
- 8 x floodlit tarmac tennis courts
- 1 x floodlit Multi Use Games Area (MUGA)
- Outdoor gym equipment stations

4.3 The proposed Artificial Grass Pitches (AGPs) will be located on playing field land. There would be 2 full size 3G Football Turf Pitches (FTP), 12 natural turf pitches for football and 8 x team changing rooms. These have been designed in conjunction with the support of the Football Association (FA), Middlesex FA and Football Foundation (FF) technical advisors. The designs are compliant to FA standards. The 3G FTP's will be procured using the FA/FF AGP Framework and therefore designed to FIFA One Star Certification will be registered on the FA 3G Pitch Register.

4.4 The existing cricket pavilion and the sports changing pavilion to the south west of the pitch and putt course would both be demolished. Repairs would be made to the interface with the original 20<sup>th</sup> century model farm buildings. Capel Manor agricultural college would be retained in its current location and have expressed interest in expansion.

4.5 The existing garden nursery depot is due to be vacated by Greenscene in 2016. The existing poly tunnels and temporary structures would be removed and the area transferred to parking for the sports centre and wider park.

4.6 The large and small mansions are currently unsuitable for storing the museum archives. An archive store is required in close proximity to the museums and would be incorporated within the ground floor of the sports centre building. This is the only element of the proposals which relates to the heritage assets all other works to the mansions has been approved by previous planning consents as detailed in part 3.0.

4.7 Office space would be provided for use by Middlesex County Cricket Board.

- 4.8 The walled garden (Greenscene site) to the north east of the bowls greens would be re-landscaped with gravel grid parking bays and fruit trees and the original listed wall repaired and restored. The existing tennis courts would be removed and wild meadows re-instated,
- 4.9 There would also be a number of upgrades to the wider park area including:
- Tarmac and hoggin footpaths to link the new building, sports pitches and parking areas
  - Additional way-finding signs
  - Running distance markers around the main footpath network
  - New lighting to the pedestrian footpath connecting the carpark.
- 4.10 153 Parking spaces, of which 17 would be dedicated disabled bays, along with a delivery and loading bay would be provided on the existing garden nursery depot site and would be accessed via the existing entrance on Popes Lane. There would be 154 cycle parking spaces distributed around the entrances to sporting facilities, of which 5 would be covered and secured for staff use.
- 4.11 The proposed sports centre building would be finished with gabion baskets to the lower portion, with metal cladding and perforated sliding screens for added security. The upper portion of the building would be finished in black timber. There would be a green bio-diverse roof to the west side of the building where the ground floor would extend beyond the sports hall void.
- 4.12 A Community Interest Company (CIC) was formed in April 2015 and will take responsibility for managing the site from April 2018. Ealing and Hounslow Councils would retain joint ownership of the park.

## 5.0 CONSULTATIONS

- 5.1 Hounslow and Ealing Councils held public consultations about the proposals on 31/3/15, 22/7/15 and 8/9/15. There have been on-going discussions with Historic England, Sport England, the Lawn Tennis Association, Brentford Football Club and the Football Foundation.
- 5.2 A total of 5844 properties were consulted by letter on the application. 2174 residents within Hounslow were notified by Hounslow Council. 3670 properties within Ealing were notified by Ealing their borough to the north of the application site.
- 5.3 9 site notices were put up at entrances around the park on 30/11/15.
- 5.4 3 letters of support and 13 objections were received:

Objections	Response
Excessive parking fails to encourage use of sustainable transport to the site and would cause increased	See paragraphs 7.39- 7.42

<p>traffic congestion</p> <p>Unsafe vehicular access</p> <p>Parking should be entirely within the walled garden</p> <p>Poor quality access for cyclists, pedestrians and drivers</p>	
<p>Disturbance from building works</p>	<p>Conditions will be applied to limit construction hours and require contractors to adhere to the considerate contractors code.</p>
<p>Long term management of pitches</p> <p>No guarantee of long term community benefit – the site could be privatised.</p>	<p>Conditions will be applied requiring a long term management plan for the sports centre and associated pitches, and requiring the building be publicly accessible.</p>
<p>Harm to the conservation area and heritage park through loss of open space</p> <p>Loss of green space</p>	<p>See paragraphs 7.18 – 7.21</p>
<p>Sports centre is excessive in size</p> <p>Inappropriate location of building</p> <p>Excessive number of pitches</p> <p>Already sufficient sports facilities in the local area</p>	<p>There is an identified shortfall in sports facilities for both Ealing and Hounslow. See paragraphs 7.11 – 7.17</p>
<p>Increased noise disturbance from additional sports facilities</p> <p>Tennis courts could be located further from residential dwellings</p>	<p>See paragraphs 7.33 – 7.38</p>
<p>Missed opportunity to provide bouldering and climbing facilities which are missing in the region</p> <p>Lack of clarity over impact of lighting</p>	<p>Given the sensitive nature of the site on Metropolitan Open Land and the Heritage Lottery Funding (HLF) not all sports can be provided for.</p>
<p>Loss of trees</p>	<p>A condition will be applied to require all lost trees to be replaced See paragraphs 7.25- 7.32.</p>



<p>Poor security across the park</p> <p>Increased risk of squatting in the house to the north corner of the park</p> <p>Overnight security of the park – particularly Lionel Road / Popes Lane entrance</p>	<p>Conditions will be applied requiring a long term management plan for the sports centre and associated pitches. The park has previously been used for events which extend beyond daylight opening hours.</p>
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5.6 19 statutory consultees were also notified, their responses are below:

<b>Consultee</b>	<b>Comments</b>
Environment Agency	<b>No comments</b>
Sport England	<p><b>Support:</b></p> <p>The application meets exception E5 of the adopted playing fields policy subject to conditions relating to design of floodlighting, tennis courts and the MUGA.</p> <p>Sport England has consulted the Lawn Tennis Association (LTA), Football Association (FA) and the England &amp; Wales County Cricket Board (ECB) on the application and they have confirmed that they support the proposed development.</p> <p>A condition should be applied to require tennis court construction to be as follows:</p> <ul style="list-style-type: none"> <li>-25mm of 6mm open grade macadam.</li> <li>-40mm of 10mm binder course macadam.</li> <li>-300m of Type 1 MOT Primary Stone – Note: recycled materials are not to be used.</li> <li>-Geotextile membrane</li> <li>- Rigid Panel Weld Mesh fencing</li> </ul> <p>A condition should be applied to floodlighting details: No development shall commence until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting and measures to ensure sports lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010 and the LTA guidance 'Floodlighting Outdoor Tennis Courts'. After commencement of use of the development the sports lighting shall be operated in accordance with</p>

	the approved scheme.
TFL	<p><b>Objection:</b></p> <p>The footway and carriageway of Gunnersbury Avenue must not be blocked during the construction and maintenance of the proposal.</p> <p>The proposed car parking quantum stands at 283 spaces, an increase of 56% on the current level in place. Whilst it has been noted that this provision is based on the trip generation assessment which includes the possibility of a 18 hole golf course being constructed on site, this is still deemed to be excessive. Due to this, TfL request that the level of car parking is reduced for the current proposals</p> <p>One of the two sites used from TRICS is a outer-London based golf course. This goes against TfL's best practice guidance, and therefore it is possible that it could have generated a false conclusion in regards to the quantum of car parking required for a golf course on this site.</p> <p>A construction logistics plan should be required by condition.</p>
Response to TFL comments:	A revised transport assessment will be submitted and addressed by addendum
Lead Local Flood Authority	<p><b>No objection:</b></p> <p>Please can the applicant submit information which demonstrates the whole site's greenfield runoff rate for the 1 in 30 and 1 in 100 year events as well as information which shows that, with the 1942 m<sup>3</sup> storage volumes, this will prevent any flooding on or from the site up to and including a 1 in 100 year plus climate change event</p>
Response to Lead Local Flood Authority comments:	See paragraphs 7.45- 7.48
Historic England	<p><b>Support:</b></p> <p>In principle, we support the location, scale and design of the new building and the associated facilities. Its location limits its impact on the designated heritage assets and is cited away from the historic core of the park. However, should your authority be minded to grant consent, we would ask</p>

	that you consider imposing conditions to ensure that the quality of the building's design can be delivered including materials and profiles. Similarly, we would ask that conditions be imposed to address lighting, associated hard and soft landscaping and car parking.
Response to Historic England comments:	Conditions will be applied requiring details of materials, floodlighting, hard and soft landscaping and car parking.
Ealing Civic Society	<p><b>Objection:</b></p> <ul style="list-style-type: none"> <li>• Loss of a large number of trees and shrubs</li> <li>• The proposed building would be clearly visible across the park from multiple locations due to the existing site gradient</li> <li>• Unwelcome industrial aesthetic featuring dark metal cladding, galvanised gabion baskets and a flat roof construction that would be alien to the Conservation Area.</li> <li>• The planned floodlighting which is too high would reinforce this alienation.</li> </ul>
Friends of Gunnersbury Park	<p><b>Objection:</b></p> <ul style="list-style-type: none"> <li>• Quality of the design and the proposed materials</li> <li>• The relocation of the sports building</li> <li>• The impact of fencing, artificial grass pitches and floodlighting on the open landscape</li> <li>• Cycle routes across the Park not in accordance with bye-laws</li> <li>• Increased car parking</li> <li>• The absence of promised proposals for free of charge fitness and sports equipment</li> <li>• The impact upon the ability to hold major events to generate income in future</li> <li>• The lack of any provision for the preservation/use of the Model Farm of the early 1800s</li> </ul>
GLA	The application has been referred to the Mayor of London for him to determine whether he is content for the Council to determine the application, direct its refusal, or if he wishes to determine it himself. Any comments will be provided by addendum.

## **6.0 POLICY**

### **Determining applications for full or outline planning permission**

- 6.1 The determination must be made in accordance with the development plan unless material considerations indicate otherwise. Local finance considerations must also be assessed.

### **The National Planning Policy Framework**

- 6.2 The National Planning Policy Framework (NPPF) came into force on 27 March 2012, and from April 2014 National Planning Practice Guidance (NPPG) in the form of an online guidance resource to support the NPPF came into effect. The Local Planning Authority (LPA) considers that, where pertinent, the NPPF and NPPG are material considerations and as such, will be taken into account in decision-making as appropriate.

### **The Development Plan**

- 6.3 The Development Plan for the Borough comprises the Council's Local Plan (adopted by the Council on 15 September 2015), the West London Waste Plan and the London Plan Consolidated with Alterations since 2011.
- 6.4 The Local Plan documents can be viewed on the Planning Policy pages of the Hounslow website.

### **Determining applications in a conservation area**

- 6.5 In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

### **Determining applications in respect of listed buildings**

- 6.6 In considering whether to grant planning permission for development which affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### **6.7 London Plan Policies**

- 2.18** Green Infrastructure: the multi-functional network of green and open spaces
- 3.2** Improving health and addressing health inequalities
- 3.16** Protection and enhancement of social infrastructure
- 3.19** Sports Facilities
- 5.2** Minimising carbon dioxide emissions

- 5.3** Sustainable design and construction
- 5.9** Overheating and cooling
- 5.11** Green roofs and development site environs
- 5.12** Flood risk management
- 5.13** Sustainable drainage
- 6.9** Cycling
- 6.10** Walking
- 6.12** Road network capacity
- 6.13** Parking
- 7.3** Designing out crime
- 7.4** Local character
- 7.6** Architecture
- 7.8** Heritage assets and archaeology
- 7.17** Metropolitan Open Land
- 7.19** Biodiversity and access to nature

## **6.8 Local Plan Policies**

- CC1** Context and Character
- CC2** Urban Design and Architecture
- CC4** Heritage
- GB1** Green Belt and Metropolitan Open Land
- GB2** Local open space
- GB4** Green Infrastructure Network
- GB7** Biodiversity
- GB9** Play space, outdoor sports facilities and burial space
- CI1** Providing and protecting community facilities
- CI4** Culture and leisure facilities
- EQ1** Energy and carbon reduction

<b>EQ2</b>	Sustainable design and construction
<b>EQ3</b>	Flood risk and surface water management
<b>EQ5</b>	Noise
<b>EQ6</b>	Lighting

6.9 Gunnersbury Park is noted in the Local Plan Key Diagram as being an area of significant growth, investment and regeneration. The district portfolio for Brentford highlights the intent for restoration and regeneration of Gunnersbury park.

## **7.0 PLANNING ISSUES**

7.1 The main planning issues to consider are:

- The principle of development on Metropolitan Open Land
- Impact on the character and appearance of the historic park and conservation area
- The impact on the living conditions of neighbours
- Transport
- Ecology
- Flood risk and Sustainability

### **The principle of development on Metropolitan Open Land**

7.2 The National Planning Policy Framework (NPPF) states that new applications should be considered in the context of the presumption in favour of sustainable development. It goes on to state (paragraph 70) that planning policies and decisions should deliver the social, recreational and cultural facilities and services the community need and 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 (paragraph 73).

7.3 Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- 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

- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

- 7.4 Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics and acceptable uses. The land that forms the application site is designated as Metropolitan Open Land. Paragraph 7.56 of the London Plan states that the policy guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). Para 79 of the NPPF says that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. It continues, at para 87, to say that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.5 Paragraph 88 of the NPPF states that, 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.
- 7.6 Paragraph 89 continues that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- buildings for agriculture and forestry;
  - provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Greenbelt and does not conflict with the purposes of including land within it;
  - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;
  - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 7.7 The Local Plan reflects national and regional policy on this through Policy GB1 (Green Belt and Metropolitan Open Land). This states that the Council will protect and enhance Green Belt and MOL to maintain its openness,

quality and permanence. The Council will achieve this by protecting Green Belt and MOL by ensuring that any development is not inappropriate and meets the purposes of Green Belt and MOL. The Council will expect development proposals to be compatible with and not inappropriate development in the Green Belt (as set out in the NPPF) or MOL (as outlined in the London Plan). Proposals should pay particular attention to maintaining the openness, setting and visual amenity by the location, setting, design, materials, height and landscaping of any development. It goes on to state that proposals should conserve and enhance the nature conservation, landscape and recreation and amenity value of MOL through positive management and that public access should be improved.

- 7.8 Whilst the development would, by the NPPF definition be considered inappropriate and harmful to the MOL, in this case there are very special circumstances which outweigh the harm to the MOL:

#### Local Plan designation

- 7.9 Paragraph 012 of the NPPG advises that where there are conflicts between development plan policies adopted at the same time, they must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework.
- 7.10 The council adopted the Local Plan in October 2015, Gunnersbury Park is an allocated site for the restoration and refurbishment of the heritage parkland and listed buildings and the enabling creation of a sporting hub. There is a conflict between the Local Plan site allocation policy on Greenbelt and Metropolitan Open Land and as such local priorities and needs should be a material consideration.
- 7.11 Policy IMP2 (Delivering site allocations) of the adopted Local Plan states that the Council 'will ensure that site allocations contribute to the delivery of sustainable growth and supporting infrastructure'. There is clearly a local priority to develop Gunnersbury Park as a sports hub, as demonstrated through the Local Plan site allocations.

#### Proposals for outdoor leisure and recreational use

- 7.12 Policy 3.19 of the London Plan refers to the Mayors Sports Legacy Plan which aims to increase participation and equality of access to sport and physical activity in London. It supports development proposals which increase or enhance sports facilities given careful consideration of any policies which aim to protect open space.
- 7.13 Hounslow Council has a forthcoming Leisure and Sports Strategy due to be put before Cabinet on 26<sup>th</sup> January 2016. This strategy identifies the re-development of Gunnersbury park as a destination facility for sport and physical activity.
- 7.14 Ealing Sports Facility Strategy 2012-2021 identifies that there is a need for 34 more indoor courts and 4 Artificial Grass Pitches (AGPs) within the borough by 2021. The proposal would provide 2 AGPs within close proximity to Ealing in order to reduce the gap in supply and demand.



- 7.15 Sport England's 2013 data demonstrates that there is unmet demand in Hounslow for 2 floodlight AGP's and for indoor sports hall uses equivalent to the size of 11 badminton courts.
- 7.16 Therefore, both Ealing and Hounslow have demonstrable need for additional sports facilities which would be provided as part of these proposals. Gunnersbury Park is strategically located on the boundary of the two boroughs so as to provide significant community benefit to the populations of both boroughs. The proposals would be consistent with the Leisure and Sports Strategy for both authorities and would contribute significantly toward reducing the deficit in sports facilities in both boroughs.
- 7.17 The proposal would facilitate a significant proportion of outdoor recreation in the form of a number of formalised outdoor pitches, which would to a large extent be supported by NPPF policy. Beyond this, the proposal would facilitate the wholesale regeneration of the park to provide the sports hub as anticipated through both boroughs sports strategies.
- 7.18 The sports facilities would be managed by the Community Interest Company (CIC) which was formed in April 2015 and will take responsibility for managing the site from April 2018. Ealing and Hounslow Councils would retain joint ownership of the park. Appropriate management of the proposed facilities would be secured by a condition requiring details to be submitted including: management of courts, timings of bookings, costs of bookings, overnight security, cleaning and maintenance. A further condition would ensure the facilities remain under ownership by the council and would not be privatized. This would secure the benefits of the proposal for the community in the long term.
- 7.19 The proposals therefore represent a significant local benefit through the provision of a significant sporting facility to be made available for public use.

#### Position and openness

- 7.20 The development of the sports centre building has been designed to have a minimal effect on the openness of the Metropolitan Open Land. There are currently 9 football pitches, 2 rugby pitches, 1 cricket greens which are open (not fenced off) within the site. The proposal would reconfigure the layout of these and there would be 11 football pitches, 1 rugby pitch and 3 cricket greens which would remain open and not fenced off.
- 7.21 The layout of the pitches has been designed to require minimal re-profiling of the existing open space. The Artificial Grass Pitches (AGPs), tennis courts and (Multi Use Games Area) MUGA would all be fenced off which would result in some loss of openness to the park. However the rigid weld mesh fencing would maintain a degree of visibility through the sports facilities, which would be located as close as possible to the sports centre building with regard to limiting the impact on the openness of the park and maintaining the natural topography of the site. The tennis courts MUGA and AGPs would be colour coated green to further minimise their appearance within the park.

- 7.22 The proposals also include the restoration of some parts of the park which are currently hardstanding or underused, the Greenscene site within the walled garden would be re-landscaped as parking, with the listed wall to be repaired, the old tennis courts would be removed and wildflower meadows re-instated.
- 7.23 Overall, while the proposal does increase buildings within the MOL it has been designed to minimise harm to the openness of this part of the MOL. By allowing the building, there would be a long term interest in keeping the rest of the park open alongside the restoration of other parts of the park for wider public benefit.

#### Viability and benefits to the historic features of the park

- 7.24 The entire masterplan for 2026 Gunnersbury Masterplan was supported by Heritage Lottery Funding (HLF). The masterplan is supported by evidence that demonstrates that it would be the minimum required, viable development given the available Heritage Lottery Funding (HLF) to assist with the delivery of the 2026 masterplan.
- 7.25 The sports facilities would contribute to the wider restoration of the heritage park and would provide essential museum archive storage in close proximity to the mansion buildings in order to support their continued public use as a museum. A key benefit to this is that a number of listed structures – including the original walled garden (Greenscene site) would be repaired and restored.

#### Other matters

- 7.26 Gunnersbury Park has traditionally hosted a number of activities and events. With the exception of the annual Mela, events such as weddings have been intermittent in the last 5 years as there are insufficient ancillary facilities. Phase 2 of the 2026 masterplan as approved by planning consent 00885/C/S1 will regenerate the use of the historic park and mansion buildings to make them more appropriate for hosting events. With the exception of the duration of any construction works these events would be able to continue and would not be significantly impacted by the proposals.
- 7.27 There is a bye-law that prohibits cycling within the park, despite this, the park is well used by cyclists and for proficiency training and disability cycling, both Ealing and Hounslow have expressed support for cycling in the park particularly given the plans for the cycle superhighway along the Great West Road to the south of the site.
- 7.28 Therefore, while the proposal is defined as inappropriate and by definition, harmful development within the MOL, there are a number of factors in this case that amount to very special circumstances which outweigh the harm to the MOL. The provision of both indoor and outdoor sports facilities would be of sufficient benefit to the development of sport and recreation in the borough for use by residents across two boroughs. Furthermore the development would contribute to the wider restoration of the heritage park and would provide essential museum archive storage to support the

continued public use of the mansion buildings. It is therefore considered that very special circumstances have been demonstrated that outweigh any harm to the MOL.

**The impact on the character and appearance of the historic park and conservation area**

- 7.25 Local Plan policy CC1 promotes high quality design that enhances the overall environmental quality and townscape in line with the Context and Character study. Policy CC4 seeks to preserve and enhance the boroughs heritage assets in order to support distinctive character and a sense of history.
- 7.26 The site is in Gunnersbury Park Conservation Area. Policy CC4 seeks to preserve and enhance the boroughs conservation areas by requiring any new development to respect the grain, scale form, proportions and materials of the surrounding area.
- 7.27 The proposed sports building has been designed to fit within the existing bowls green footprint. The height of the building has been dictated by the need for a void over the sports hall and has been designed to be as small as possible. Overall the size scale and massing would be minimal in when generally compared to other similar sporting facilities.
- 7.28 The building would be screened from view by trees from the majority of areas within the park, with no visibility from the core heritage parkland around the small and large mansion buildings. It would be most visible from the west of the park with long distance views across the playing fields and from the rear of properties along Lionel Road North. The west elevation has been designed with a colonnade and the first floor facilities have been set back to reduce the overall bulk and appearance of the building from this direction. From the south, the main approach to the building would be from Gunnersbury Avenue which is a tree lined access that would screen any long distance views. The south elevation would be tiered in height with some glazing to the upper level which would be partially screened by vertical timber mullions.
- 7.29 The upper level of the sports centre building would be finished in black timber to reflect the traditional style and appearance of agricultural buildings. The lower level would be finished with gabion walling of a similar style to the recently approved toilet block, with metal cladding and perforated security screens. More detail on materials – particularly the aggregate and fill composition of the gabion baskets - would be required by condition to ensure the satisfactory appearance of the building and to preserve the character and appearance of the conservation area. The building would be visible from an elevated position at the north east corner of the park (Popes Lane and Lionel Road North) the bio-diverse roof would be partially visible from this entrance and would soften the appearance of the development from this direction.
- 7.30 The proposal would result in the loss of 9 trees, a privet hedge and part of a mature leylandii hedge around the bowling green. These are all considered

to be C (low quality) grade specimens. Replacement trees would be planted of a native species in order to soften the appearance of the sports hub, the details of these would be required by condition.

- 7.31 Currently, none of the external pitches are compliant with FA guidelines. The layout and provision of the open pitches would require minimal re-profiling of the existing open space. The AGP, tennis courts and MUGA would all be fenced off but would be located as close as possible to the sports centre building to limiting the impact on the openness of the park and maintaining the natural topography of the site. The tennis courts MUGA and AGP would be colour coated green to further minimise their appearance within the park.
- 7.32 Overall, the proposals have been designed and positioned to limit the impact on the heritage park as far as possible. The sports building has been designed to reflect the architectural language of the surrounding conservation area and positioned so as to limit the impact on views within and across the park. The character and appearance of the conservation area, historic park land and significance of listed buildings and structures would be preserved.

### **The impact on the living conditions of neighbours**

- 7.33 The NPPF seeks a balance between the benefits of new development and the protection of the surrounding environment. Policy CC1 of the Local Plan states proposals should make a positive contribution to overall environmental quality.
- 7.34 The proposed sports centre would be open from 9.00-22.30 Monday – Saturday and 9.00-22.00 Sundays. The park is normally open to the public from 8.00am until dusk and in peak season the museum is open from 11.00 – 17.00. It is noted that the longer opening hours would increase the number of trips and movements around the park beyond the normal operating hours. The main access would be adjacent to 289a Popes Lane and is currently gated. The opening and closing of the access can be controlled through the management agreement in order to ensure that there not be any significant harm to neighbours' amenity or living conditions.
- 7.35 The north and west edges of the park are directly bounded by rows of two storey residential dwellings with long private gardens. It is a condition of the grant funding that floodlighting is provided in order for the facilities to qualify as "all weather facilities" and be accessible to the community in the evening. The artificial floodlight pitches would be located approximately 120m- 180m away which is the furthest possible location from these residential dwellings without impacting on wildlife- in particular bat habitats which are prevalent to the south of the park. The floodlighting would be 13m tall to the AGPs and 8m tall to the tennis courts, and the number of columns would be minimised by having multiple lighting systems to each. The lighting would be configured so that facilities could be lit in halves should only part of the AGP or tennis courts be in use. Lighting would be in use until 22.00 and would be pre-programmed in accordance with booking times to allow 10 minutes for courts to be vacated before switching off. This mode of operation would be

secured by condition. Whilst there may be increased lighting as a result of the proposals, it would facilitate a much needed sporting provision within the borough, and owing to the hours of operation it is not considered to significantly impact the living conditions of surrounding residents.

- 7.36 A noise impact assessment has been carried out for the additional MUGA, Tennis Courts, cricket greens and AGPs. The noise impact is predicted to be moderate with a maximum noise increase of 5dB - the primary source of noise being from the AGP's which have been located away from residential dwellings. Given that the use of the facilities would be between 9.00-22.30 Monday – Saturday and 9.00-22.00 Sundays there would be no night time sleep disturbance.
- 7.37 The proposals would require significant construction works which would present temporary disruption to the users of the park and directly neighbouring residents. Conditions are recommended to limit the construction hours and require any contractors to be part of the Considerate Contractors scheme prior to commencement of development.
- 7.38 Overall the proposals would upgrade the quality of the park environment and would ensure better use and management of the facilities which would be a deterrent to crime. The additional floodlighting and movements around the park would all be controlled through a management agreement and residential amenity to neighbouring properties along Popes Lane and Lionel Road North would be preserved.

### **Transport**

- 7.39 The existing gated access onto Popes Lane cannot be widened as it is constrained on either side by the listed wall and the boundary wall to 289a Popes Lane. The current entry is a shared surface road and vehicles are able to pass each other with caution. Whilst the proposal would increase the number of vehicles using this access route it has been assessed by the councils highways officers and would be acceptable.
- 7.40 There are currently 130 parking spaces on site within the existing 2 car parks. The proposal incorporates a third pay-and-display parking area on the existing Greenscene site which is already hard landscaped. This would provide an additional 153 parking spaces which accounts not only for the additional visitors to the sports centre, but for the projected visitors for the wider park as part of the 2026 master plan is delivered.
- 7.41 There would be 118 cycle parking spaces provided which is in line with the requirements of London plan policy 6.9.
- 7.42 The existing 10 access points around the park for cyclists and pedestrians would remain unchanged. The proposals include renewed pathways around the park which would be in line with pedestrian desire lines around the proposed sports facilities. It should be noted that the transport assessment is being revised and will be fully addressed in an addendum.

### **Ecology**

- 7.43 The park is host to a variety of wildlife habitats. A phase 2 bat survey report has been submitted and it has been confirmed that the light spill from floodlight pitches would not cause any long term impacts on the bat population of the park. All new lighting would be designed to minimise the light spill and disturbance to bats.
- 7.44 There would be some biodiversity gain as a result of additional planting to the walled garden (Greenscene site), the replacement of the old tennis courts with wildflower meadows and the proposed storm water swales. It is therefore considered that overall, the layout and consideration of development on site would preserve the ecology benefits at the site.

### **Flood Risk and Sustainability**

- 7.45 The site is in flood risk zone 1 with flood risk from fluvial, tidal or groundwater sources considered to be low. There are no records of the site having been affected by flooding from any of these means in the past.
- 7.46 Surface water flows will be limited to greenfield rates of 40l/s across the whole site in accordance with the London Plan policy 5.13. A series of new swales and channels would be created to regulate storm water runoff into the Potomac Lake. The surface water drainage network would accommodate a 1 in 100 year storm event.
- 7.47 The flood risk assessment satisfactorily addresses the intent of the response from the Lead Local Flood Authority.
- 7.48 The sports centre building would achieve a BREEAM rating of 'Excellent' in line with policy EQ2 of the Local Plan.

## **8.0 CONCLUSION**

- 8.1 There is a demonstrable need for additional internal and external sports facilities within both Hounslow and Ealing. The development on Metropolitan Open Land (MOL) would be inappropriate development that by definition would be harmful. However, in this case there are very special circumstances which include the Local Plan designation for a sports hub within the park, the proposal to provide outdoor and recreational uses and the siting of the development on previously developed land. The proposed sports facilities would significantly assist with meeting the shortfall in supply to both boroughs, and would not have a significant harmful effect on neighbours living conditions. The provision of sports facilities and the associated long term benefits, particularly the maintenance of the park for sport is considered to outweigh the harm.

## **9.0 COMMUNITY INFRASTRUCTURE LEVY**

- 9.1 Some new developments granted planning permission will be liable to pay Community Infrastructure Levy (CIL) to the Mayor of London and Hounslow.
- 9.2 CIL is payable on m<sup>2</sup> of new floor space or where a new dwelling is created or the net floor area increase exceeds 100 m<sup>2</sup>

Mayors £35 per m2				
Hounslow	Housing East £200 m <sup>2</sup> Central £110 m <sup>2</sup> West £70 m <sup>2</sup>	Supermarkets, superstores and retail warehousing £155 m <sup>2</sup>	Health care, education and emergency services facilities £0	All other uses £20 m <sup>2</sup>

## 10.0 EQUALITIES DUTIES IMPLICATIONS

10.1 The Council has to give due regard to its Equalities Duties and in particular with respect to its duties arising pursuant to the Equality Act 2010, section 149. Following a relevance test it is considered that there will be no specific implications with regard to the Council's duty in respect of its equalities duties and that if approving or refusing this proposal the Council will be acting in compliance with its duties.

## 11.0 RECOMMENDATION:

### 11.1 Approval

### 11.2 Conditions and Reasons

- 1 A1A Time limit
- 2 B5 In accordance with the plans
- 3 NSTD No development shall commence until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting and measures to ensure sports lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010 and the LTA guidance 'Floodlighting Outdoor Tennis Courts'. After commencement of use of the development the sports lighting shall be operated in accordance with the approved scheme.

#### Reason:

To balance illuminating the tennis courts AGP's and MUGA for maximum use with the interest of residential amenity and sustainability, and to ensure that no development shall commence until the submission of these details, as after this time there could be a material impact on the effects of the scheme. To accord with Local Plan Policies CC1 (Context and character), GB7 (Biodiversity), EQ1 (Energy and carbon Reduction) and EQ6 (Lighting).

- 4 D6 The floodlighting, hereby permitted, shall not be operated outside the hours of 9.00-22.00 Monday – Sunday.

Reason. To ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies CC1, CC2 (New Development), EQ5 (Noise Pollution) and EQ6 (Light Pollution) of the adopted Local Plan.

- 5 NSTD The tennis courts shall be developed to the following specifications in accordance with Sport England Guidance:
- 25mm of 6mm open grade macadam.
  - 40mm of 10mm binder course macadam.
  - 300m of Type 1 MOT Primary Stone – Note: recycled materials are not to be used.
  - Geotextile membrane
  - Rigid Panel Weld Mesh fencing

Reason: To ensure the development is fit for purpose and sustainable and to accord with Local Plan Policies GB9 (Play space, outdoor sports facilities and burial space), CI4 (Culture and leisure facilities), EQ2 (Sustainable design and construction).

- 6 NSTD No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the sports hall hereby permitted have been submitted to and approved in writing by the local planning authority. Details should demonstrate the Aggregate and fill composition of the gabion baskets, the general arrangement width and proportions of the timber cladding and of the metal cladding and perforated security screens. Development shall be carried out in accordance with the approved details

Reason: In order that the Council may be satisfied as to the details of the development in the interests of the visual amenity of the area and to ensure that no development shall commence until the submission of these details, as after this time there could be a material impact on the effects of the scheme to satisfy the requirements of policies CC1 (Context and character) and CC2 (New Development) of the adopted Local Plan.

- 7 C13 The office floorspace contained within the development hereby approved shall be used only as offices ancillary to the main use of the premises as a sports hub and shall not be used for any other purpose.

Reason. 1. To ensure that no independent office use commences for which there is inadequate on-site parking in



accordance with policy EC2 (Car and Cycle parking and servicing facilities for developments) of the adopted Local Plan.

2. To ensure the primary use of the premises is for a sports hub in accordance with the EDPD.

- 8 C18 The storage area hereby permitted shall be used only for storage ancillary to the Gunnersbury Park Museum and for not other purpose (including any purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any order revoking or re-enacting that order).

Reason. 1. To ensure that the use is carried out in accordance with the permissions hereby given and adequate storage space for the use is available.

2. In accordance with policies CC1 (Context and character), CC2 (New Development) and C14 (Culture and leisure facilities).

- 9 C28 No deliveries shall be taken at or despatched from the site outside the hours of 8.30 – 22.30 Monday - Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason. 1. In order to safeguard the amenities of adjoining residential properties.

2. To ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies CC1(Context and character), CC2 (New Development) and EQ5 (Noise pollution) of the adopted Local Plan.

- 10 NSTD No demolition or construction work shall take place on the site except between the hours of 8:00am to 6:00pm on Mondays to Saturday and none shall take place on Sundays and Public Holidays without the prior agreement of the Local Planning Authority.

Reason. 1. In order to safeguard the amenities of adjoining residential properties

2. To ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies CC1(Context and character), CC2 (New Development) and EQ5 (Noise pollution) of the adopted Local Plan.

- 11 D12 Before any plant and/or machinery is used on the premises, it shall be enclosed with sound-insulating material and mounted in a way which will minimise transmission of structure borne sound to ensure that it would not exceed 10dB below the background noise level.

Reason: To safeguard the amenities of adjoining residential properties from noise in accordance with policies with policies CC1 (Context and character), CC2 (New Development) and EQ5 (Noise pollution) of the adopted Local Plan.

- 12 D4 The use of the sports centre hereby permitted shall not be begun until details of the arrangements for storing of waste and recycled materials have been submitted to and approved by the Local Planning Authority. The arrangements for storing waste and recycled materials shall not be carried out otherwise than in accordance with any approval given and shall be completed before any part of the sports centre is first used.

Reason. To safeguard the amenities of the area and in accordance with policies CC1, CC2 (New Development) and EQ7 and WLWP (Recycling Facilities in New Developments) of the adopted Local Plan.

- 13 E1 No development shall take place until full details of minor artefacts (external fitness stations, lighting, way finding signs and furniture) and soft landscape works (planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason. In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained, and to ensure that no development shall commence until the submission of these details, as after this time there could be a material impact on the effects of the scheme in accordance with policy CC1(Context and character), CC2 (New Development) of the adopted Local Plan.

- 14 E14 No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason. In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained and to ensure that no development shall commence until the submission of these details, as after this time there could be a material impact on the effects of the scheme in accordance with policy CC1(Context and character), CC2 (New Development) of

the adopted Local Plan.

- 15 E15 If within a period of two years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reason. In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy CC1, CC2 (New Development) of the adopted Local Plan.

- 16 E16 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of (5 years?) from (the date of the occupation of the building for its permitted use).

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard[3998 (Tree Work)] or any other BS replacing.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason. To enable the Local Planning Authority to ensure the retention of the maximum number of trees on the site and their protection from damage, in the interests of

biodiversity and visual amenity area and to accord with policies CC1(Context and character), CC2 (New Development) and GB7 (Tree Preservation Orders) of the adopted Local Plan.

- 17 NSTD A detailed management plan, including operating responsibilities, security measures, means of retaining public access to the facilities and maintenance schedules for all sports facilities, pitches studios and ancillary spaces along with timings of bookings, costs of bookings, overnight security and cleaning shall be submitted to and approved by the local planning authority prior to the first use of the of the sports centre. The management plan shall be carried out as approved.

Reason. In the interest of preserving local amenity is provided and maintained in accordance with policy CC1 (Context and character), CC2 (New Development), GB9 (Play space, outdoor sports facilities and burial space), CI1 (Providing and protecting community facilities), CI4 (Culture and Leisure Facilities) of the adopted Local Plan.

- 18 The sports centre and shall remain freely accessible to the public and at no point shall turnstile access be installed within the main sports building.

Reason. In the interest of preserving local amenity is provided and that the building shall remain freely accessible to users of the sports facilities and park in accordance with CC1 (Context and character), CC2 (New Development), GB9 (Play space, outdoor sports facilities and burial space), CI1 (Providing and protecting community facilities), CI4 (Culture and Leisure Facilities) of the adopted Local Plan.

- 19 Before the development commences details of parking (including spaces for people with disabilities) shall be submitted to and approved by the Local Planning Authority and the spaces shown on the approved drawing shall be available for use before first occupation of any part of the development.

Reason. In order that the Local Planning Authority may be satisfied as to the details of the development and to ensure that parking spaces are available in accordance with policies CC1, CC2 (New Development) and EC2 (Car and Cycle Parking and Servicing Facilities for Developments) of the adopted Local Plan.

- 20 Prior to commencement of development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented as

approved for the duration of use of the sports facilities.

Reason. In the interest of preserving local amenity, road safety and to ensure that no development shall commence until the submission of these details, as after this time there could be a material impact on the effects of the scheme in accordance with CC1 (Context and character), CC2 (New Development), CI1 (Providing and protecting community facilities), and EC2 (Car and Cycle Parking and Servicing Facilities for Developments) of the adopted Local Plan.

**Informatives:**

- 1 To assist applicants, the London Borough of Hounslow has produced planning policies and written guidance, which are available on the Council's website. The Council also offers a pre-application advice service. In this case, the scheme was submitted in accordance with guidance following pre application discussions.

<b>CONSULTATIONS CHECKED</b>		<input type="checkbox"/>		
<b>CIL LIABLE</b>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>
<b>DRAFT LIABILITY NOTICE</b>		<input type="checkbox"/>	<b>LIABILITY NOTICE</b>	<input type="checkbox"/>
<b>ADVISE ENFORCEMENT OF DECISION</b>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input checked="" type="checkbox"/>
<b>PENDING LIST – WEEK NUMBER</b>	49			
<b>LANDFILL</b>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input checked="" type="checkbox"/>
<b>AUTHORITY TO ISSUE (Initials)</b>		January Planning Committee		