

# COMMITTEE REPORT

Planning Committee on  
Item No  
Case Number

2 July, 2026  
05  
25/0810

## SITE INFORMATION

RECEIVED	19 March, 2025
WARD	Queensbury
PLANNING AREA	Brent Connects Kingsbury & Kenton
LOCATION	Kingsbury High School, Princes Avenue, London, NW9 9JR
PROPOSAL	Proposed construction of Multi Use Games Area (MUGA) Facility and cricket pitch and netting with fencing and lighting to the school.
PLAN NO'S	See condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><b><u>When viewing this on an Electronic Device</u></b></p> <p>Please click on the link below to view <b>ALL</b> document associated to case <a href="https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_172670">https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=DCAPR_172670</a></p> <p><b><u>When viewing this as an Hard Copy</u></b> .</p> <p>Please use the following steps</p> <ol style="list-style-type: none"><li>1. Please go to <a href="https://pa.brent.gov.uk">pa.brent.gov.uk</a></li><li>2. Select Planning and conduct a search tying "25/0810" (i.e. Case Reference) into the search Box</li><li>3. Click on "View Documents" tab</li></ol>

## RECOMMENDATIONS

That the Committee resolve to GRANT planning permission subject to:

That the Head of Planning and Development Services or other duly authorised person is delegated authority to issue the planning permission and impose conditions and attach the following informatives in relation to the following matters:

### Conditions

1. Three year commencement
2. In accordance with approved plans
3. Compliance with sustainable drainage measures
4. Compliance with tree protection measures
5. Compliance with travel plan measures
6. Implementation of relocated cricket practice facility
7. Compliance on measures relating to Great Crested Newts
8. Compliance on ecological measures during construction works
9. Compliance on cycle parking details
10. Restriction on hours of use including use of floodlights
11. Compliance with flood light specifications
12. Compliance on noise mitigation measures
13. Use of PA system
14. Compliance on cricket practice facility specifications
15. Compliance on playing surface measures for two MUGA pitches
16. Details to be provided on specification, finish and colour pitch for fencing, flood lighting, acoustic fencing, ball stop netting and Multi-Use Games Area (MUGA) surfaces
17. Details to be provided on soft landscaping
18. Details to be provided on Community Access Plan

### Informatives

As set out within the decision notice

That the Head of Planning and Development Services or other duly authorised person is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning or other duly authorised person is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

## SITE MAP

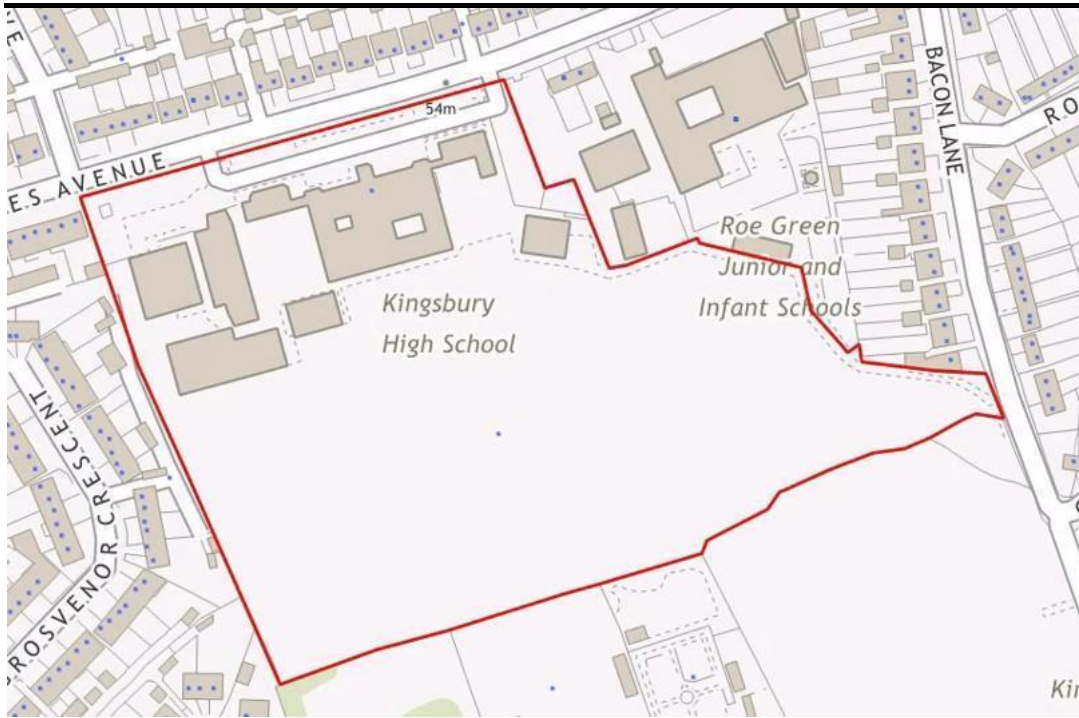


**Brent**

### Planning Committee Map

Site address: Kingsbury High School, Princes Avenue, London, NW9 9JR

© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

## PROPOSAL IN DETAIL

The development seeks the addition of a multi-use games area facility comprising two artificial sports pitches. The pitch to the west has been marked on the plans for football and the pitch on the east has been on the plans for hockey. The two artificial sport pitches combined will occupy a 126m x 102.5m section of the schools playing field on the southern side of the school site. Ancillary boundary fencing at a height of 4m and floodlights at a height of 15m are proposed for the two artificial sport pitches. A 2m acoustic fence is proposed along the eastern and southern sides of the eastern pitch

In addition, the proposals seeks to relocate the existing cricket practice facility, on part of the site used as a playing field and existing cricket pitch. Ball stop fencing at a height of 6m is proposed towards the western boundary, to serve the relocated cricket pitch.

### *Amendments since submission*

A number of amendments have been received, and a further consultation was carried out to cover the material changes. The amendments are summarised below:

- Movement of the football pitch further northwest, closer to the main school buildings.
- The size of the hockey pitch was reduced and pushed further to the northwest away from the boundary.
- Lighting controls.
- Acoustic fencing was added.
- An area of biodiversity grassland was added.
- Additionally, following comments from the local gas operator, the ball stop netting location was moved further away from the site boundary as not to fall over safeguarded land.

## EXISTING

The application site relates to Kingsbury High School together with its playing field, which is accessed from Princes Avenue. The playing field is on the southern part of the school site, immediately north of the Roe Green Park.

The playing field is defined as protected open space within the Local Plan. Whilst the site does not contain any designated heritage assets, Kingsbury High School, which sits to the north of the site, is considered to have some heritage value and considered to be a non-designated heritage asset. A protected pipeline also runs along the western edge of the application site.

To the south of the site is Roe Green Park. This is a locally listed park. The park also contains Kingsbury Manor House and the walled garden which is a Grade II Listed Building. Parts of the park are also designated as Grade 2 Site of Importance for Nature Conservation (SNIC).

The wider school site and playing field is close to the Roe Green Village Conservation Area, bounded to the east by Bacon Lane. To the west of the application site are residential properties on Grosvenor Crescent and Manor Close.

## SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will have to balance all of the planning issues and objectives of relevant planning policies when making a decision on the application.

**Representations received:** 9 objections from nearby residential occupiers have been received to date. 43 comments of support have been received from multiple groups including parents of Kingsbury High School and wider sports groups. The contents of these representations are summarised in detail in the 'Consultation' section later in this report.

**Principle of development on a protected playing field:** The proposal would provide enhanced local sports facilities, which would serve the school, and would also be available for bookings for the use of the local community. The proposal is considered to represent appropriate development, which would enhance the

space for sporting uses and would retain the open character of the space. Sport England have confirmed that the proposal meets its exceptions test.

**The impact of the sports pitch, lighting and associated fencing on local residential amenities:** The sports pitches and ancillary fencing proposed are set within the site and due to their lightweight material, would not unduly harm the amenity of any neighbouring property in terms of loss of daylight, sunlight or an increased sense of enclosure. The existing and proposed soft landscaping around the site is substantial and would act as a significant level of suitable screening and would restrict visibility of the structure(s) from nearby local gardens. The proposed lighting is not considered to have an unduly detrimental impact on neighbouring properties due to the significant distance, meaning that the lux levels at the site boundary would be within acceptable parameters.. It is not considered that the pitches will unreasonably disrupt residents' amenities, with mitigation measures proposed, with any limited harm being offset by the benefits of the proposed development in providing enhanced sporting facilities for the existing school

**Heritage Impact:** Parkland vistas experienced by visitors to Roe Green Park would be affected to some degree. However, overall any harm to the setting of the nearby heritage assets would amount to no more than a modest level of less than substantial harm and the benefits of the development are considered to outweigh this harm.

**Highways and Transportation:** It is not considered that the proposal would materially affect local highways and parking capacities given that the community uses would take place during off-peak periods and with staggered arrival times associated with booked time slots. A travel plan is in place to work towards the reduction in car use for attending the site.

**Trees and Ecology:** The existing playing field has been identified as having negligible ecological value. Its replacement with an artificial pitch would result in some ecological harm. However, the submitted information demonstrates that the required biodiversity net gain can be achieved, and the necessary ecological enhancements can be secured by condition. Floodlighting would be controlled by condition to ensure limited harm to ecology.

**Environmental Health:** Environmental Health have reviewed the proposal and advised that there are no objections raised in relation to noise or light pollution. A condition is recommended to restrict the hours of use and to ensure an acoustic fence is installed with appropriate specification to ensure no undue impact on the amenity of nearby residential properties due to noise.

**Flooding and Local Drainage:** The sports pitches have been designed with an open graded sub base and proposed SuDs to restrict the rate of surface water run off to greenfield rates. This would form comprehensive infrastructure which has been shown to effectively prevent the pitch from providing any increase in the severity of contributing to local flood events.

**Fire safety:** A Fire Statement was submitted with the application, and the scheme would be subject to approval through the building regulations to ensure that all fire safety requirements are met. However, due to the nature of the development it is acknowledged that there is only a limited risk associated with fire safety.

## RELEVANT SITE HISTORY

No relevant planning history

## CONSULTATIONS

89 nearby properties, including Friends of Eton Grove Park and the Roe Green Village Residents Association were notified by letter of this proposal for a minimum of 21 days on 28/03/2025. A press notice was placed on 17/04/2025 and site notices were put up close to the site on 01/05/2025.

Following amended plans and accompanying supporting documents, a re-consultation was carried out on 16/01/2026 to include those originally consulted and any additional properties that had made a representation. A press notice was placed on 22/01/2026 and site notices were put up on 16/01/2026.

9 comments of objection were received from residents of the surrounding area across the two rounds of consultation.

The reasons for objection are summarised in the table below:

Comments of Objection	Officers Comments
<p>Inaccuracies in submitted material – Application form Inconsistent drawings and reports Opening hours differ Travel Plan / Transport statement</p>	<p>A number of the documents were updated during the course of the application, with a full public re-consultation following this to allow for any further comment/objection to be made.</p>
<p>Inadequacy of heritage statement Harm to setting of Conservation Area</p>	<p>The heritage statement was updated during the application. The impact to heritage assets is discussed within the Heritage Considerations section of this report.</p>
<p>Conflict with Kingsbury Green Neighbourhood Action Plan.</p>	<p>Acceptability in planning terms is determined by the proposal's adherence to local and national planning policies. The Kingsbury Green Neighbourhood Action Plan does not formally form part of the development plan.</p> <p>Nevertheless, the proposal incorporates the introduction of planting including 18 trees and new hedgerow on the boundary. A travel plan and sufficient cycle storage has been provided to encourage active travel where movements particularly in the evening may increase.</p> <p>The impact on biodiversity and active travel has been assessed within the report.</p>
<p>The application proposes a commercial venture.</p>	<p>The use of the artificial pitches and the cricket practice facility would be used by the school during school times. In addition, it could be used by the wider community out of school time with details to be secured through a community access plan. This is in line with the requirements in the Local Plan, and is also required by Sport England.</p> <p>It should be noted that the area in which the sports pitches are proposed can already be used outside of school hours as there are no planning controls prohibiting this.</p>
<p>Inappropriate opening hours.  Hours of use will cause disruption, anti-social behaviour including those linked to alcohol consumption, noise and impact on Conservation Area.</p>	<p>The opening hours have been reduced since the first submission, from 08:00-21:30 weekdays and 08:00-23:00 hours at weekends. Through the updated proposals, the latest time the pitches would be operational would now be 21:00, with floodlights switched off shortly thereafter.</p> <p>The application does not include facilities such as any hospitality provision beyond those reasonably incidental to the use of the school, and the use of any sound systems would be restricted by condition.</p>
<p>Impact on residential amenity; noise, light, traffic / air quality, loss of green space.</p>	<p>This is discussed within the report below.</p>
<p>Increase in traffic and congestion.  Undermines active travel.</p>	<p>This is discussed in the Transport and Highways Considerations section of this report.</p>
<p>Inaccurate assessment of availability of parking in the adjoining roads</p>	<p>The Council's most recent Parking Survey does not identify Princes Avenue as heavily parked at night. Nevertheless, it is not considered that this proposal would materially worsen the impact on the local highway network. This is discussed further in the Transport and Highways Considerations section of this report.</p>
<p>Concerns with lighting:  <ul style="list-style-type: none"> <li>• Lighting height misrepresented</li> <li>• Lighting impact on homes not modelled</li> </ul> </p>	<p>Information in relation to lighting was updated during the course of the application.</p> <p>The impact of the lighting is discussed within the Heritage Considerations and Amenity Impact sections in the body of this</p>

<ul style="list-style-type: none"> <li>• No contextual drawings or views provided</li> <li>• Impact on setting of the Conservation Area / Locally Listed Park</li> </ul>	report.
<p>Concerns with ball catch fencing:</p> <ul style="list-style-type: none"> <li>• Visually dominant and overbearing</li> <li>• Out of keeping with the surrounding residential character</li> <li>• Harmful to enjoyment of private garden space</li> <li>• Likely to reduce daylight and affect the health of hedging</li> <li>• Creating an oppressive sense of enclosure</li> <li>• Height</li> </ul>	The fencing is discussed within the Siting and Appearance and Impact to Neighbouring Amenities sections of the report.
<p>Air quality assessment.</p> <p>Under estimates car trips.</p>	The proposal is considered to be air quality neutral. This is discussed further in the Air Quality section of this report.
<p>Inadequate Environmental protection</p> <ul style="list-style-type: none"> <li>• No details relating to biodiversity net gain</li> <li>• Light spill after 9pm</li> <li>• Insufficient detail on great crested newts and bats</li> <li>• Impacts on trees / hedges not clearly demonstrated</li> </ul>	This is discussed further in the Green Infrastructure section of the report.
<p>Scale of the development covering playing fields.</p> <p>Over-intensive and inappropriate form of development.</p>	<p>The replacement sports pitch will enhance the ability of this land to enable sporting and recreational uses which is currently waterlogged for a substantial period of the year. The works proposed support all weather play. This is further discussed in the Principle of development section of the report.</p> <p>The scale of the development is considered to be justified in relation to the demand from students and the benefits which it would provide to the school and wider community.</p>
<p>Drainage risks and surface water flooding.</p>	This is discussed in Flooding and Drainage Considerations section of this report.
<p>Management</p> <ul style="list-style-type: none"> <li>• Late night noise levels</li> <li>• Lack of management in relation to noise or the use</li> <li>• Lack of security information provided</li> </ul>	A management plan would form part of the required community access plan, which would be secured by planning condition, and upon discharge would be reviewed by The Local Planning Authority in consultation with Sport England. Additionally, further controls are proposed to ensure suitable hours of operation and restrictions on any amplified sound in order to mitigate any potential harm on the amenity of any surrounding residential properties.
<p>Proximity and safety concerns – cricket balls.</p>	Ball catch fencing has been proposed along the boundary with Grosvenor Crescent and Manor Close to mitigate the risk of balls leaving the site.
<p>Inadequate level of neighbour consultations.</p>	The Local Planning Authority carried out its statutory duty to advertise the application in line with relevant statute, and allowed neighbours the opportunity to comment on the application in accordance with legislation and with the Council's adopted Statement of Community Involvement.

Concerns relating to the origins of support comments.	Any interested party who may be affected by a planning application is welcome to submit comments, objections or letters of support.
Artificial pitches are linked to health conditions as a result of toxic chemicals on the surface of the pitch.	<p>The concerns raised regarding potential health effects associated with the materials used in artificial sports pitches are noted.</p> <p>However, these matters are not ones that can be determined through the planning process, which is concerned with the land use impacts of development rather than the regulation or certification of products used in its construction.</p> <p>Artificial sports pitches are widely used across schools, sports clubs and public facilities throughout the UK and are designed and installed in accordance with recognised industry standards. This is discussed further in the body of this report.</p>
The production, maintenance, and eventual disposal of plastic sports surfaces contribute to pollution and carbon emissions.	These are not matters that weigh in the assessment of the site-specific planning merits of the application. In this case, the proposal has been assessed in terms of its land use impacts, including ecology and sustainability considerations. The final specification of the pitch surface and associated materials would be secured by condition, to ensure that an appropriate surface is provided. Disposal of any retired pitch surface would need to be carried out in a suitable manner.
Behaviour of the applicant on previous applications.  Masking a more ambitious commercial scheme as per previous applications.	The planning process focuses on the land use implications of a development rather than the identity or background of the applicant. Matters relating to the character or past behaviour of an applicant, including any historic disputes or perceptions of motive, do not constitute material planning considerations and cannot influence the assessment of the current application.
Previous application was refused on this site.  Setting a precedent.	All applications are subject to careful and objective scrutiny, and this case has been assessed on its individual planning merits in accordance with national and local planning policies, as well as all relevant material considerations. The outcome of this application would not establish a precedent requiring the Council to approve future proposals on other sites, which would each be subject to their own separate assessment.
Inadequate noise assessment.  Lack of mitigation proposed.	Mitigation measures are proposed and this is clarified within the Noise Impact section of the report.

49 letters of support where addresses were provided were received and a summary of the comments are set out below:

- Good use of the playing field for the benefit of fitness and teambuilding activities for the students
- There is other available parking in area and large on site carpark
- Best value solution for the development required
- Sensitively designed
- Enable sports teams to provide more outdoor sessions
- Increase the limited sports resources in the area
- Noise or use after dark can be responsibly managed through clear scheduling and school oversight
- Enable year round use of high quality facilities, with lighting allowing benefits for local community beyond school hours
- Ensure that more children and adults have affordable and reliable access to sporting opportunities
- Application results in a better cricket facility
- In Brent alone, child obesity rates have been above the National average since 2008

- Beneficial for the students and wider community, where the existing field is unsuitable
- Future proof hockey in the borough

#### Internal Consultations

Brent's Environmental Health and Noise Officers - No objection raised subject to conditions.

#### External Consultation

Sport England – No objection raised subject to conditions.

Local Lead Flood Authority - No objection raised. The proposed measures are considered to be acceptable.

## **POLICY CONSIDERATIONS**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of this application should be in accordance with the development plan unless material considerations indicate otherwise.

The development plan is comprised of the  
London Plan 2021  
Brent Local Plan 2019-2041

Key policies include:

#### London Plan 2021

GG3: Creating a healthy city  
D4: Delivering good design  
D12b: Fire Safety  
D13: Noise  
G1: Green Infrastructure  
G4: Open Space  
G5: Urban Greening  
G6: Biodiversity and access to nature  
G7: Trees and woodlands  
S1: Developing London's Social Infrastructure  
S3: Education and childcare facilities  
S5: Sports and recreation facilities  
SI1: Improving Air Quality  
SI12: Flood Risk Management  
SI 13: Sustainable Drainage  
T4: Assessing and Mitigating Transport Impacts  
T5: Cycling  
T6: Car Parking

#### Brent Local Plan 2019-2041

DMP1: Development Management General Policy  
BD1: Leading the Way in Good Urban Design  
BSI1: Social Infrastructure and Community Facilities  
BGI1: Green and Blue Infrastructure in Brent  
BG12: Trees and Woodlands  
BHC1: Brent's Heritage Assets  
BSUI1: Creating a resilient and efficient Brent  
BSUI2: Air Quality  
BSUI3: Managing Flood Risk  
BSUI4: On Site Water Management and Surface Water Attenuation  
BT1: Sustainable Travel Choice  
BT2: Parking and Car Free Development

The following are also relevant material considerations:

National Planning Policy Framework  
National Planning Practice Guidance

Supplementary Planning Guidance / Documents:

## **DETAILED CONSIDERATIONS**

### **Principle of Development**

#### Loss of the natural grass playing field

1. The proposal seeks the addition of two artificial sports pitches within the school site, located partially on the site of the existing cricket pitch. The proposal would introduce ancillary fencing around the pitches, acoustic fencing to the eastern and southern sides of the eastern pitch, flood lighting, along with the relocation of the cricket pitch towards the west of the site, and associated ball stop fencing to the western boundary.
2. The development would be located on the school's existing playing field which is designated as protected open space under Brent's Local Plan. Policy G4 of the London Plan sets out that development proposals should not result in the loss of protected open space. Paragraph 104 of the NPPF sets out that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:
  - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
3. As the proposal results in loss of part of a natural playing field to artificial sport pitches, Sport England have been consulted as a statutory consultee. Sport England have liaised with both the Football Foundation, who advise on behalf of the Football Association, and England Hockey regarding the need for the proposed facilities. The Football Foundation have indicated that whilst they do not consider there to be shortfalls of MUGA provision within the borough, they note there is demand for additional MUGA provision across Brent. The proposed MUGAs would help accommodate some of this demand. In relation to Hockey, England Hockey have advised that there is demand for increased Hockey facility provision in the area, particularly for evening training and weekend matches. As a result, it is considered that the proposed MUGAs would help to accommodate local demand.
4. In addition, the proposal would respond directly to an identified educational need within Kingsbury High School. The existing grass playing field is susceptible to waterlogging during the winter months, limiting its availability for curriculum sport and physical education. The proposed all-weather pitches would provide reliable year-round facilities, enabling the school to deliver a broader and more consistent physical education curriculum, increase opportunities for participation in organised sport, and introduce hockey facilities which are not currently available on the site. The proposal would therefore enhance the quality, resilience and capacity of the school's sporting infrastructure, supporting both educational objectives and pupils' health and wellbeing, whilst also providing facilities capable of serving the wider community outside school hours.
5. As such, while the development would result in the loss of some naturally grassed playing field, the value of the field for sporting use is currently limited as a result of the land becoming waterlogged in the winter months and an overall uneven surface. The proposal would enhance the value of the space for sporting, education and amenity uses which would be enhanced as it would enable year round use of the space for the benefit of the school and wider community through a community access plan. The quality of the space for enabling sports activities would be improved through providing a flat ground surface, with lighting for enhanced winter activity and introduction of provision for hockey which the school currently has no provision for.
6. In respect of cricket provision, the proposal includes the relocation and reprovision of the existing cricket square within another part of the school grounds. Whilst this would result in the existing cricket square being removed, it would not lead to the permanent loss of cricket facilities at the site. Instead, equivalent provision would be re-established elsewhere within the school, ensuring that cricket continues to be available for both educational and community use.
7. Sport England have advised that the replacement cricket square should be fully established and ready for

use before the existing facility is taken out of operation, thereby ensuring continuity of cricket provision throughout the construction process. The applicant has confirmed that this approach has informed the development proposals, and a planning condition is recommended requiring the replacement cricket square to be completed and available for use prior to the removal or decommissioning of the existing facility. Subject to this safeguard, together with details of its construction and ongoing maintenance, the proposed re-provision of the cricket facility is considered acceptable in principle and would ensure there is no interruption or net loss of cricket provision at the site.

8. Subject to the pitch being made available for the benefit of the community through a community use agreement and additional details of the design and layout to be secured through condition in consultation with Sport England, Sport England have advised that they support this proposal as they consider that it would meet Sport England's Exception E5 which states that the provision of the sports facility would outweigh the detriment caused by the loss of the existing playing field, which as highlighted above is not suitable for year round play.

9. It is noted that detailed plans of the pitch layout, fencing and associated infrastructure have been submitted as part of the application. In assessing the proposal, it is recognised that Kingsbury High School occupies a constrained urban site where the extent of available land is finite and must accommodate a range of educational, recreational and operational functions. As such, it is not possible to provide unlimited space for sports facilities or to achieve every aspect of Sport England's preferred design guidance in full.

10. Notwithstanding these constraints, it is considered that the applicant has made best endeavours to design the proposed sports pitches to accord as closely as reasonably practicable with Sport England's specifications, whilst also responding to other important planning considerations. During the assessment of the application, the officers have carefully balanced the requirements of Sport England against the need to protect neighbouring residential amenity, retain important trees and ecological features, safeguard the setting of nearby heritage assets and respond to the physical constraints of the site. The resulting layout is therefore considered to represent an appropriate and proportionate solution that maximises the sporting benefits of the development within the limitations of this constrained urban school site. Any remaining technical details of the pitch specification and operation can be secured through appropriately worded planning conditions, in consultation with Sport England where necessary.

11. The proposal would accord with policy G4 of the London Plan and paragraph 104 of NPPF.

#### Enhanced community facilities

12. Policy BSI1 supports new or enhanced social infrastructure facilities where they are:

- a) Easily accessible by public transport, walking and cycling, preferably in town centres or growth areas
- b) Located within the community they are intended to serve
- c) Provided in flexible and adaptable buildings
- d) Ideally co-located with other social infrastructure uses
- e) Maximising wider community benefits, through if necessary, requiring formal use agreements

13. London Plan Policy S5 relates to Sports and recreation facilities, paragraph B states that development proposals for sports and recreational facilities should:

1. increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling;
2. maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities;
3. support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

14. It is considered that the proposal will meet the requirements of the policy as it would see the continued use of the space for sporting/recreational use in an open environment and would maximise both on site sporting provision for the educational use, along with wider community benefits in the form of public access (secured by condition). The natural grass of part of the school playing field would be lost, however the value of the space for recreational sporting and amenity uses would be significantly enhanced as it would enable year round use of the space for the benefit of the school and wider community through a community access provision. The quality of the space for enabling sports activities would be improved through providing a flat

ground surface, with lighting for enhanced winter activity and introduction of provision for hockey which the school currently lacks. It is noted that the site at present can only be used for parts of the year due to the existing surface becoming waterlogged and damaged predominantly through the winter months.

15. The site is an a PTAL 1b/2 area and is approximately 900m walking distance to the closest underground station, Kingsbury. However, this is an existing and established school and although located in a lower PTAL area this does not diminish the school's ongoing requirement or need to provide good quality and adequate facilities to support year-round sports provision and participation to support the school curriculum and to encourage activity and exercise to its pupils. It is noted that there is already an element of community access to the school and its grounds, and this would continue albeit through a controlled Community Access Plan.

#### Community Access / Management Considerations

16. The existing community access arrangements are that the existing sports pitches, courts and sports hall are used by the school until 6pm on weekdays. The pitches can be hired by the local community until 9:30pm on weekdays during term time and on weekends the facilities are offered to rent from 8am to 11pm. At the moment the outside facilities can only be hired during daylight hours as there are no lighting facilities.

17. The proposed MUGA pitches would be available for use through all-seasons and will provide a new hockey pitch which is not currently available at Kingsbury High School. The cricket pitch would also be available for hire during the cricket season, outside of school hours.

18. Access to the new pitches would be via Kingsbury High School using the existing access points from Princes Avenue. Pedestrian access to the MUGA pitches from the site frontage will be signed with pedestrians entering the site through the main entrance and heading south towards the sports hall along the eastern elevation of the classroom block (Block B). Access to the MUGA pitches would be across the sports pitches or following the walkway around the northern perimeter of the fields.

19. Community bookings would be permitted to use the existing school car park accessed from Princes Avenue. The proposals do not result in any changes to the existing access or parking arrangements. The school have provided additional information on their booking summary and predicted weekday evening use. The realistic worst-case scenario provided would be based on a single booking per pitch, with a total of 80 people using the pitches if matches were held on two of the pitches simultaneously. It is considered to be unlikely that all three pitches would be in use outside of school hours simultaneously. It is noted that cricket is only generally played within the summer months. A more realistic scenario for general training would have a more likely maximum of 70 people. Weekend use is predicted to have two bookings per day, with similar maximum numbers as weekdays at any one time.

20. Overall, the proposed arrangements for community access to the new sports facilities are considered to represent a positive and proportionate enhancement to the existing pattern of community use at the school. The new all-weather MUGA and hockey pitch would increase year round availability of high quality sports provision for local groups, while continuing to operate within the established access routes, parking areas and management structures already in place at Kingsbury High School.

21. Furthermore, in order to ensure that the extended opportunities for community use are managed in a way that protects the amenities of nearby residential properties, a condition would require the submission of a detailed Community Use Agreement and associated management plan. This would secure clear arrangements for booking, supervision, site security, hours of use and noise management, transport/travel and parking arrangements, and would be reviewed by the Council in consultation with Sport England. When considered in combination with these safeguards, the expanded community access is regarded as acceptable on balance and consistent with the objectives of Policy BSI1 of the Brent Local Plan, which encourages enhanced social and community infrastructure that is well managed and accessible to the wider community.

#### **Design, siting and appearance**

22. Policy DMP1 sets out the need for development proposals to be:

(a) of a of a location, use, concentration, siting, layout, scale, type, density, materials, detailing and design that provides high levels of internal and external amenity and complements the locality.

(f) safe, secure and reduces the potential for crime

#### Artificial sport pitches (MUGAs)

23. The artificial sports pitches would occupy a section of the school's playing fields towards the eastern boundary with Bacon Lane. Comprising a 126m x 102.5m fenced area with 4m high mesh fencing and artificial grass onto a porous base. The pitch located on the eastern end of the site, marked as "hockey pitch" on the plans would also contain an acoustic fence at 2m high along its northern, eastern and southern boundaries.

24. The pitches would be lined by a green weldmesh fence which is broadly consistent with the design of other enclosed sports pitches, common with other similar school sites. The enclosure has a maximum height of 4m on all boundaries of the pitches. An acoustic barrier fence is also proposed at 2m high along the northern, eastern and southern elevations of the eastern pitch. The green weldmesh fences will allow for substantial flow of light and visibility from and to the inside of the pitch, retaining a suitably open character within and around the pitch. The acoustic fencing at 2m high would be more solid in appearance but at a height that is typical for standard boundary treatments that would usually be Permitted Development.

25. The fences are proposed to be powder coated green which would be of a suitable appearance to blend into the surrounding school environment and green landscaped area, when considering the trees and shrubs situated on the Roe Green Park and residential boundaries.

26. The artificial pitches are proposed to be accessed by the existing access gate from the front parking area of the site from Princes Avenue, allowing for maintenance vehicles. No new access is proposed to be provided, with no associated additional perimeter boundary fencing.

27. During the course of the application, the football pitch was relocated further northwest than the original submission, closer to the main school buildings. The size of the hockey pitch was slightly reduced and moved further to the northwest, away from the site boundary and nearby residential properties. It is now located away from the existing hedge and tree canopy by approximately 1.5m at the closest point, as well as neighbouring properties to the east.

28. Overall, the fencing proposed in connection with the artificial pitches is considered to be appropriate in its form, height, design and visual appearance. The materials proposed would preserve the site's visual openness, while the green powder coated finish ensures the structures would sit comfortably within the established school landscape and the surrounding green context. Taking these factors into account, it is considered that the proposed fencing would not unduly harm the open character of the school grounds, nor would it adversely affect the open character of the wider area or protected open space. The development is therefore acceptable in this regard.

#### Floodlights to the artificial sport pitches

29. For the football and hockey (MUGA) pitches, the proposal seeks permission for 8 floodlight masts per pitch with a maximum height of 15m per pole. The proposed lighting from the 15m masts is designed to meet the requirements for mid-level competition, training, and local club matches.

30. The proposed floodlights have been located around the two proposed artificial sports pitches to minimize the potential for light spill to neighbouring sites and would be mounted in concrete foundations. The finishing of the columns would be conditioned to ensure they reflect the surrounding area and blend in with the existing and proposed perimeter fencing. Whilst it is noted that these will be visible from the surrounding area, it is considered that these would not be uncharacteristic of a modern operating school. The pitches have been located as central within the site as possible, allowing for the dimensions of the required cricket facilities to the west to be maximised. The pitches and associated lighting have been kept away from the neighbouring boundaries as far as possible in order to reduce any potential impact on neighbouring residential properties.

31. In addition, the design and technical specification of the floodlighting has been developed to ensure that light spill is tightly directed onto the playing surfaces themselves, with illumination levels falling away rapidly beyond the pitch boundaries. As shown in the submitted lighting assessment, the distribution of light would avoid harmful spill to the wider school grounds or the surrounding residential properties, ensuring that the amenities of nearby occupiers are not unduly affected. Furthermore, conditions would be imposed on any consent to strictly limit the hours during which the floodlights may operate, ensuring that they are switched off no later than 9:15pm. These safeguards provide robust control over lighting impacts and ensure that the proposal accords with Local Plan Policy DMP1 and relevant guidance on protecting residential amenity.

#### Ball stop fencing to the cricket practice facility

32. Ball stop fencing to a height of 6m is proposed to just the western boundary of the relocated cricket practice facility to reduce the likelihood of balls breaching the gardens of the properties on Grosvenor Crescent and Manor Close. The fence would comprise a mesh metal section to a height of 2.4m and above this, a top netting enclosure. This would be placed inside of the existing boundary fencing, set back from the boundary with neighbouring properties. The ball stop fencing was, during the course of the application, moved further east, away from the neighbouring boundary in order to address Sports England comments and also reduce the impact on neighbouring amenity.

## **Heritage Considerations**

### Policy background

33. Policy BHC1 sets out that proposal for or affecting heritage assets should:

- a) demonstrate a clear understanding of the archaeological, architectural or historic significance and its wider context;
- b) provide a detailed analysis and justification of the potential impact (including incremental and cumulative) of the development on the heritage asset and its context as well as any public benefit;
- c) sustain or enhance the significance of the heritage asset, its curtilage and setting, respecting and reinforcing the streetscene, frontages, views, vistas, street patterns, building line, siting, design, height, plot and planform and ensure that extensions are not overly dominating;
- d) contribute to local distinctiveness, built form, character and scale of heritage assets by good quality, contextual, subordinate design, and the use of appropriate materials and expertise, and improving public understanding and appreciation;
- e) seek to avoid harm in the first instance. Substantial harm or loss should be exceptional, especially where the asset is of high significance. Any proposed harm to or loss of a heritage asset (including to its setting) should require clear and convincing justification and can be outweighed by material planning considerations in the form of public benefits but only if these are sufficiently powerful.
- f) where demolition is proposed detailed plans for any replacement building will be required to allow consideration of whether the replacement would contribute positively to the character or will be applied to ensure construction of the approved scheme is implemented together with agreed mitigation measures appearance of the area. In cases where demolition is permitted conditions and/or legal agreements will be applied to ensure construction of the approved scheme is implemented together with agreed mitigation measures.

34. The second edition of Historic England's Advice Note on 'Identifying and Conserving Local Heritage' (HEAN7) establishes what is a non-designated heritage asset (NDHA) and how they are initially identified. NDHAs are:

"locally-identified buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets [...]"

35. Non-designated heritage assets can be identified in a number of ways, including:

- Local heritage lists
- Local and Neighbourhood Plans
- Conservation area appraisals and reviews
- Decision-making on planning applications."

36. Paragraph 208 of the NPPF states that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

37. Paragraph 218 of the NPPF states that:

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the

ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

38. Paragraph 207 of the NPPF highlights that when determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

39. Paragraph 216 of the NPPF highlights that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

40. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. Regarding listed buildings, all planning decisions should "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" and regarding conservation areas special attention must be paid to "the desirability of preserving or enhancing the character or appearance of that area".

### Assessment

41. As discussed above, the application site includes the main school building of Kingsbury High School. This has been considered by Brent's Heritage Officer to be a non-designated heritage asset. It should be noted that no works are proposed to the building itself, so in relation to the non-designated heritage asset, the potential impacts relate to only its setting in isolation. In addition, the application site adjoins Roe Green Park to the south which is locally listed (and also defined as a non-designated heritage asset). Within Roe Green Park is Kingsbury Manor House and the walled garden, which are Grade II listed buildings, and Roe Green Village Conservation Area is located to the east of the application site. It is noted that the school does not fall within the Conservation Area itself.

42. The application has been accompanied by a Heritage Statement and indicative views from locations surrounding the site. These views provide an assessment of where the floodlights are likely to be most visible as they constitute the tallest elements of the proposed scheme which would be most visible from surrounding viewpoints.

43. There is some potential for the proposed MUGAs to have a limited visual impact on the setting of several designated and non-designated heritage assets, namely the Grade II listed buildings forming Kingsbury Manor and its associated summerhouse, as well as the locally listed Roe Green Park, and views from within Roe Green Village Conservation Area. Concerns were raised in comments and objections from nearby residents that the floodlights would exceed surrounding residential rooflines, interrupt skyline views from Roe Green Park and introduce engineered sports infrastructure into a sensitive green edge. It is acknowledged that there would be some limited visual impact from the floodlighting from within the Roe Green Conservation Area; however, given that there is mature and extensive tree canopy around the site and as the urban grain of the Conservation Area is constrained, these impacts would be limited and only visible from certain vantagepoints through glimpsed views.

44. Whilst the floodlighting columns would be visible from within parts of the Conservation Area and Roe Green Park, such facilities are commonly associated with schools and their sports grounds. As a result, the engineered character of the sports fields would not appear incongruous and out of character within the context of an established school. Furthermore, due to the mature and extensive tree canopy and boundary hedging, and the generally enclosed pattern of development within the Conservation Area, visual impacts would be limited as highlighted above.

45. To expand further on the character of the proposed development when considered against its context, it is also relevant that the proposed floodlighting columns would be located within the grounds of an established secondary school and in close proximity to existing school buildings, which already create a somewhat institutional character. When considered against this backdrop, the introduction of slimline lighting columns associated with outdoor sports provision would not appear out of keeping with the established pattern of development of the school, nor the functional nature of the school estate. As a result, any visual impact on the setting of nearby heritage assets is considered to be limited and isolated, with the existing school context providing an appropriate and robust visual framework in which the structures would read as not being incongruous. This reinforces the conclusion that the level of harm identified would be less than substantial, and limited, and on balance acceptable when weighed against the wider character of the site and its setting and the benefits of the proposed development.

46. It is acknowledged that parkland vistas experienced by visitors to Roe Green Park would be affected to some degree. These views would include tall but slender floodlighting columns and associated lighting that would obscure small areas of open sky. If users of the park were to experience harm to the local heritage assets via setting effects, this could be no more than a limited level of less than substantial harm. Overall, it is considered that any harm to the setting of the nearby designated and non-designated heritage assets would amount to no more than a limited level of less than substantial harm. The specific details of the lighting columns including the finish would be conditioned to ensure that they blend into the landscape as far as is reasonably practicable.

47. For harm to be considered substantial, the adverse impact must seriously affect a key element of a heritage asset's special architectural or historic interest. This is not considered to be the case in this instance. The degree of harm is therefore judged to be limited and is outweighed by the clear benefits of the proposal for the school and the wider local community.

48. This site is not within an Archaeological Priority Area. The Greater London Archaeological Advisory Service (GLASS) were consulted on this application and confirmed that the proposal is unlikely to have an impact on heritage assets of archaeological interest.

### **Impact to Neighbouring Amenities**

49. Local Plan Policy DMP1 seeks to ensure new development, amongst other things, does not unacceptably increase exposure to noise, light and general disturbance. This is supported by Brent's Supplementary Planning Document 1 which contains guidance that seeks to protect neighbour amenity.

50. SPD1 guidance sets out the parameters for acceptable amenity impact in respect to the height of the development and ensuring that the proposal does not appear overbearing. As a guide, the fencing should sit within a line drawn at 45 degrees from the edge of the rear garden measured at 2m high above garden level.

#### MUGA facility and flood lighting

51. The nearest residential properties are located to the west of Bacon Lane, approximately Nos 1A to 11 which are located closest to the hockey pitch, with a separation distance at the closest point of 45.45m from the eastern side of the fencing to the rear garden boundary line of No 1A Bacon Lane. To the west, the closest properties to the football pitch would be 38-48 Grosvenor Crescent, which are approximately 116m from the western side of the MUGA, at the boundary with No 38 which is the closest. It is noted that there is a rear alleyway / service road which separates the majority of the rear gardens for the properties on Grosvenor Crescent from the boundary with the site.

52. Taking these separation distances, boundary conditions and the guidance within SPD1 into account, it is considered that the proposed fencing and associated structures would not result in an overbearing or unduly intrusive form of development when experienced from nearby residential properties. The permeable nature of much of the fencing, the substantial separation to the majority of dwellings and the presence of existing boundary treatments and vegetation all help to limit visual impact and preserve an acceptable level of outlook and sense of enclosure. As such, the proposal would not give rise to an unacceptable level of harm to any neighbouring amenity and is considered to comply with the requirements of Local Plan Policy DMP1 and the principles set out within Brent's Design Guide SPD1.

#### Ball stop fencing and netting

53. The distance between the ball stop fencing and netting and the properties on Grosvenor Crescent is approximately 20m where the service road separates them and 12m between the rear boundaries of Nos 38 and 40 and the fencing. Nos 29 and 30 Manor Close, to the southwest of the site also have a similar distance of around 11m from their rear gardens to the fencing.

54. The fencing closest to Grosvenor Crescent and Manor Close would be 6m high. The fencing would be generally semi-transparent in nature (considering the proposed fence posts, etc) to ensure that an open appearance is maintained, and that it would not appear to be unduly overbearing from neighbouring properties. It is also noted that due to the permeable nature of the fencing, it is considered to have only a limited impact on overshadowing or loss of daylight or sunlight. To a height of 2.4m, the fencing would be metal mesh but above this it would be a more lightweight netting. It should also be noted that there is existing boundary fencing of approximately 2.4m high.

55. The nearest residential properties are located to the west on Grosvenor Crescent, from No 38 to 52, where the fence then angles away from the boundary. Nos. 38 and 40 Chapman Crescent are located closest due to the lack of a service road, with a separation distance at its closest point of 12m. Nos 29 and 30 Manor Close have a separation of approximately 11m from the southwest corner of the fencing. Therefore, at its closest position with these properties, the ball stop netting would not breach the 45-degree line as set out within the guidance contained within SPD1. Additionally, during the course of this application the ball stop fencing and associated netting were moved further away from the site boundary, further reducing any potential impact on neighbouring properties.

56. Overall, whilst the fencing would be visible from some neighbouring garden boundaries, its overall permeable design, the presence of existing boundary treatments, garden depths to the affected properties, and the fact that the 45-degree line is not breached meaning that the structure would not result in an unduly dominant or oppressive form of enclosure. When considered within the context of SPD1's guidance on overbearing impact and the requirement under Local Plan Policy DMP1 to protect neighbouring outlook and amenity, the proposal would avoid significant harm to the living conditions of nearby occupiers and is therefore considered to be acceptable in this regard.

#### Noise impact and operational hours

57. London Plan Policy D14 states new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

58. There is the potential for noise associated with play to disturb residents; however this land has functioned as a playing field for some time prior to this application being submitted, in relation to the existing school, so it is considered unlikely that noise would be significantly greater than when the pitch was used for play purposes during the school day. It is acknowledged that there would be some additional noise impact during out-of-school hours, however this would be controlled by condition.

59. Some potential sources of noise associated with the proposed development could derive from player's voices, balls hitting the mesh fencing, referee whistles and general comings and goings from the venue, although these would be generally sporadic. As outlined the overall operational hours of the pitches are as follows:

October to March	08:00 to 21:00
April	08:00 to 19.30
May to August	08:00 to 20:00
September	08:00 to 19:00

60. During term time the school will use the facilities as required between 08:00-18:00 hours.

61. Nevertheless, any proposals for new development, including previously approved uses, would be assessed against the relevant planning policies documents and guidelines.

62. The application was submitted with a Noise Assessment [HA/AH40/V2], prepared by Healthy Abode Acoustics, dated 15 October 2025, which was reviewed by the Council's Environmental Health Team. The noise assessment follows specific objective guidelines as set out in the Sport England Design Guidance: 'Artificial Grass Pitch (AGP) Acoustics - Planning Implications (2015)', which is deemed to be appropriate and specifically relevant to this application. The assessment advises that the Sport England guidance for noise levels from sports pitches should be no more than 50dB LAeq, 1m from the nearest residential façade.

63. Sport England AGP guidance states that "the most significant noise levels were found to be generally derived from the voices of players" (with the exception of Hockey) and provides the following levels for a typical match on AGP:

"From the measurement data, a typical field free noise level of 58dB LAeq, 1 hour at a distance of 10 metres from the sideline halfway marking has been determined as representative of noise from an APG."

64. The Sports England emission source of 58 d LAeq,T from the perimeter at the halfway line has been applied to the noise model.

65. It should be noted that the noise assessment daytime period is 0700-2300 hours and nighttime 2300-0700 hours therefore the assessment considers daytime average levels over the full daytime period,

including evening. The calculations are also based on the worst case of the sports pitches being in operation constantly throughout the whole period.

66. The unattended survey was conducted between Wednesday 26th February 2025 – Monday 3rd March 2025 at two fixed monitoring points, located to the east and west of the site.

67. The noise levels from the proposed AGPs are predicted to exceed the typical operational background level of 41-44dB(A), dependent on noise monitoring position.

68. However, the proposed AGPs achieve the Sport England AGP Guidance criteria which utilises and compares against ambient (L Aeq ) levels. The AGP Guidance and WHO external guidance gives the criteria of 50dB L Aeq,T at 1m from the Noise Sensitive Receptors, and the predictions of the proposed AGPs show that this is met.

69. Due to the background noise level being exceeded, mitigation measures have been recommended.

70. It is acknowledged that the proposed development would result in some noticeable sporadic noise events over the daytime period such as voices, impact noises, whistles etc. Due to these higher noise level events, agreement was made with the applicant to install an acoustic barrier around the hockey pitch as this is the closest to residential properties. The distance to nearby receptors would reduce the noise levels from the football pitch and the noise associated with hockey would be the balls hitting the hockey sticks at lower levels therefore the acoustic barrier at a height of 2 metres is considered to be sufficient in order to mitigate this harm.

71. A condition would be attached to any approval requiring a noise management plan, as part of the community access agreement, to cover use of all hours, with differing groups using the facility; school and community groups. The specification required for the barrier would also be conditioned.

72. It is noted that the noise assessment focuses on the noise from the MUGAs, however as there is no increase in hours above that of the existing cricket pitch use, the Council's Environmental Health officers do not consider that cricket activities would make a noticeable change to the noise levels within the noise assessment.

73. The wider social and community benefits associated with the proposed development in terms of sporting facilities, education provision, health and wellbeing are considered to outweigh the level of additional noise impact. Provided the noise mitigation measures are implemented, Environmental Health Officers have no objections in terms of noise. The application is therefore on balance considered to be acceptable in this regard.

74. Overall, it is considered that in this instance the proposal would not cause any undue or substantial harm on the amenity of the neighbouring residential properties, subject to the mitigation proposed and therefore the proposal is considered to be acceptable on amenity grounds in relation to noise in isolation.

#### Flood lighting

75. A Sports Lighting Design Strategy and Outdoor Lighting Report have been submitted to support the application. The height of the columns for the artificial sport pitches would be 15m high to meet the requirements for ongoing school sporting use, along with mid-level competition, training, and local club matches.

76. The sport pitch lighting levels were based on the Chartered Institution of Building Services Engineers (CIBSE) Society of Light and Lighting (SLL), 'Lighting Guide 4' which relates to sports lighting. Table 3.21 in this document suggests that class II lighting for outdoor football requires an average horizontal illuminance of 200 Lux and 0.6 uniformity. Section 3.29 suggests that outdoor hockey requires an average horizontal illuminance of 300 Lux and 0.7 uniformity. The ILP GN01/21 'The Reduction of Obtrusive Light' recommends maximum Lux levels in different environmental zones and for post and pre-curfew times. The flood lighting would be turned off no later than 9.15pm, and therefore, maximum allowable lighting levels will be based on pre-curfew levels as described in GN01/21. Maximum pre-curfew, Environmental Zone 3, vertical illuminance is 10Lux.

77. The lighting spill to the north and west would fall within the school grounds due to the distance to the boundaries. The lux levels would fall to 0 within 40m on the western side of the football pitch so would not reach the neighbouring properties. There is shown to be some minimal spill towards the rear of the properties

on Bacon Lane. However, the contours show that the 1Lux contour does not encroach into any of the gardens and therefore would not impact on the vertical surfaces of the rear of these properties.

78. To the south there is minimal spill to the scrap yard area where a 1Lux contour encroaches onto the yard by approximately 11m. It should be noted that the lighting contours do not take account of the screening effects of a number of intermittent trees, some low hedge growth and fencing to the scrap yard area, or the proposed planting features to be introduced. It would not impact on the nearest southern property, Southover Partnership Special Needs School which is approximately 130m away.

79. The proposed light spill would have an overall negligible effect on the amenities of residential properties in the surrounding area. Calculations show that lux values would fall to zero before any vertical plane of a property is reached. Therefore, as the standards allow 10Lux on a vertical plane up to a pre-curfew time of 9:15pm and the results show 0Lux before the property vertical planes then it can be concluded there would be no unduly detrimental impact on neighbouring properties in relation to light spill.

80. The lighting design has shown that both football and hockey pitches can be illuminated to a recognised sports lighting standard without an unduly adverse impact upon the amenities of the properties in Bacon Lane, Grosvenor Crescent or Manor Close.

81. Overall, the submitted lighting strategy demonstrates that the proposed floodlighting can achieve the illumination levels required for safe and effective sports use while maintaining very low levels of light spill beyond the immediate playing area. The modelling shows that lux levels would fall to zero before reaching any sensitive residential façades, ensuring that the lighting would not give rise to unacceptable glare or disturbance to neighbouring occupiers.

82. As such, the floodlighting would not result in undue harm to the amenities of nearby residential properties and is considered acceptable in accordance with Policy DMP1 of the Brent Local Plan and the guidance on light pollution set out within the Sustainable Environment and Development SPD.

## **Transport and Highways Considerations**

### Car parking

83. Parking allowances for schools are stipulated in Appendix 4 of the adopted Local Plan. As the site has low access to public transport, up to one parking space per 5 staff is permitted. Staff numbers have not been specified, but from previous applications, it is assumed that there are approx. 239 staff members at the school, so the existing provision of 83 car parking spaces is currently in excess of standards, though this is an established baseline, and is therefore acceptable.

84. The two proposed MUGA pitches and cricket pitch would be used by the school during the weekday and could be made available to hire for the local community during weekday evenings and at weekends. Parking standards for leisure facilities are stipulated in Appendix 4 of the Local Plan and allow 1 car parking space per 10 users/visitors, with an active commitment to reduce congestion and traffic levels. The existing car park for the school has 83 spaces (including 2 disabled spaces), which would be available to the local community when hiring the pitches outside of school hours. This is considered to be sufficient to accommodate for parking requirements outside of school hours.

85. The Transport Statement notes that the pitches would not be used by the public during the school hours or before 6pm, so the existing car park can be shared between the school during school hours and by the local community outside of school hours.

### Trip generation

86. The existing sports pitches are already hired out on weekdays during term time between 6pm – 9.30pm, on weekdays outside of term time between 8am – 9.30pm and on weekends between 8am – 11pm. The school have confirmed that this includes the existing cricket pitch. Other facilities which can also be hired between these times include classrooms, the main hall, pavilion dining hall and sports hall. Other school lettings are expected to be one-off or ad-hoc events, which would be appropriately managed by the school's lettings team. Several of the rooms mentioned above are expected to attract significantly smaller visitor numbers as and when they are used.

87. The pitches would have a combined expected reasonable worst case playing capacity of approximately 80 users at any one time. Whilst this figure does not include any incidental spectators, it is not anticipated

that community use of the facilities would generate significant spectator attendance, with the pitches primarily intended for training sessions, school use and local recreational matches.

88. Predicted vehicular trip generation for the sports facilities has been based on Census modal share data (method of travel to work) for output areas within the local Kingsbury/Queensbury district. The results show that 41% of respondents travel to work by car, 43% use public transport, 1% cycle and 8% walk. This modal split has been used to predict the likely person and vehicular movement for the suggested 80 attendees.

89. As such, Table 3 within the submitted Travel Statement predicts a weekday evening vehicular trip generation of 36 cars and a weekend vehicular trip generation of 72 cars across the course of the day. This assumes that one booking would be made for each pitch on weekdays and two bookings for each pitch on weekends. The estimated maximum parking demand at any time is therefore for 36 cars, although the nature of the use means that there is scope for car sharing. This level of demand would leave approximately 44 parking spaces available for other lettings at the upper school, which is considered to be adequate.

90. The community use at evenings and weekends would also be outside of peak traffic hours on the local highway network, so any traffic generated would be at times when the roads are less busy, meaning the proposal would have little adverse impact on highway capacity in the area.

91. The existing provision of 83 parking spaces can therefore accommodate the expected demand for parking from the local community. Although this parking level exceeds parking standards as set out in Appendix 4 of the adopted Local Plan, they are existing spaces that are being made use of, not new spaces, so this is considered to be acceptable on balance.

92. The site has two vehicular access points from Princess Avenue, which form a one-way system. No alterations to the access arrangements are proposed as part of this application. All delivery and servicing will be carried out within the site. This removes any concerns regarding traffic safely driving into and out of Princess Avenue.

#### Travel Plan Statement

93. A Travel Plan Statement for the sports facilities has been provided to help mitigate any impact that may arise from the proposal. This proposes to include sustainable travel information upon booking the pitches, with the aim of reducing car use over a five-year period. The Travel Plan Statement is welcomed, and its implementation would be required to be secured by condition to aid a reduction in traffic congestion and encourage sustainable transport.

#### *Cycle parking*

94. To help to support the Travel Plan, 20 new cycle parking spaces would be provided for the sports facilities, which can be shared by the school during the day and the wider community after 6pm.

95. The cycle store would replace an existing store located in the north-western corner of the site. It would be larger in size to accommodate more bicycles but would result in the loss of only a small amount of existing soft landscaping.

96. The loss would be less than 25sqm and would be a grassed area which already houses cycles. The cycle store would appear to be an improvement as it would be secure and increase the stores capacity, justifying the small loss of landscaping. The proposed cycle store would be located a sufficient distance away from any neighbouring residential properties as not to impact on their amenity in terms of daylight, sunlight, outlook, loss of privacy or an increased sense of enclosure.

#### Lighting (Transport Impacts)

97. The lighting levels have been provided and need to illuminate the pitches to 200-300 lux. However, the lighting will be directed to the pitches, with lighting spill well below 10 lux. This is compliant with Institution of Lighting Engineers guidance for an E3 (suburban) environmental zone. The pitches are over 50m from any Public Highway, so lighting levels will not cause any glare to highway users.

#### Transport Summary

98. In summary, the sports pitch would be likely to increase the number of after school events which may

lead to an increase in trips to the site, however, the school has a car park with an 83 space capacity and it is considered that any demand for parking during out of school hours is unlikely to be greater than this and so could be accommodated on site. The use of the pitches during school hours is not considered likely to result in significant highways / transportation impacts as the trips associated would be those taken as part of travel to the school from normal operation. The site is not expected to result in overspill parking from the use of the sports facilities outside of school hours.

## **Green Infrastructure**

### Trees

99. London Plan Policy G7 requires development proposals to retain existing trees of value wherever possible. Where the loss of a tree is unavoidable, appropriate replacement planting should be secured using a recognised valuation method such as CAVAT or i Tree, with an emphasis on large canopy species that offer the greatest long-term benefits. Similarly, Brent Local Plan Policy BGI2 requires major developments to retain trees on site wherever feasible and, where retention cannot be achieved, to provide new trees that deliver an equivalent canopy cover either on site or through an offsite financial contribution.

100. A detailed tree survey submitted with the application identifies twenty-four individual trees, three tree groups and two hedges within and adjacent to the site. The proposed MUGA works involve excavation for a new subbase, installation of drainage and the relocation of the cricket wicket and outfield to the west. During the assessment process, the position of the pitches was amended to move them further away from the southern boundary with Roe Green Park, and the ball stop fencing was also adjusted to reduce potential impacts on established trees and on the gas pipeline.

101. The majority of trees surrounding the development area lie outside the site, including those within Roe Green Park, the grounds of Kingsbury House, the rear gardens of properties on Manor Close and land behind Grosvenor Crescent. On site vegetation is limited to a mixed species hedge (H11), a young Common Oak (T14), a Common Hornbeam (T22), a Small leaved Lime (T23) and a further predominantly Hawthorn hedge (H29).

102. Along the southern boundary, several veteran oak trees within Roe Green Park are of high ecological and heritage value and constitute irreplaceable habitat. Of note is T07, a mature Category A oak with a trunk diameter of 1,100mm located just outside the red line boundary. This tree, along with the other significant trees in the park, was a key constraint in the site layout. As a result of amendments made during the application, the Root Protection Areas of these trees would not be affected by the development, and all works are now located at a suitable distance to avoid encroachment. Similarly, hedge H11 can be protected in situ through the retained protective fencing shown on the submitted Tree Protection Plan.

103. None of the offsite trees would require removal to accommodate the development. While the proposed ball catch netting passes close to the crown of T19 (Horse Chestnut), the final installation would be positioned to avoid direct conflict with tree canopies and would meet the boundary between T19 and T18 (Pine). Fence posts, once their positions are finalised, must be located to avoid significant roots measuring 25mm or greater in diameter, and the Tree Protection Plan has been prepared on the basis that retained tree crowns will contribute to ball strike mitigation, particularly where the crown of T18 extends above the height of the netting.

104. To compensate for the limited impact on the existing tree stock and to enhance the southern boundary, the proposal includes the planting of 18 new trees, with species and locations selected so that they do not encroach onto the MUGA in the future. Full details of these trees, along with any associated soft landscaping, will be secured through the recommended landscaping condition. A compliance condition is also proposed requiring all works near retained trees to be carried out in accordance with BS 5837:2012 and the approved arboricultural method statement including tree protection plan, ensuring that tree health is safeguarded throughout construction.

### Ecology and Protected Species

105. An Ecological Impact Assessment including a UKHab survey of possible ecological affects has been undertaken for the proposed development.

106. The proposed development area comprises modified grassland and is currently in use as a playing field on school grounds. Overall, this area is of poor quality and low in ecological value.

107. Whilst there are no potential roosting features within the red-line boundary, proposed floodlights mean that the potential impact of artificial lighting on bats requires further consideration, as high levels of artificial lighting may reduce overall commuting/foraging habitats. Priority habitat, a hedgerow with veteran trees, also exists along the southern boundary of the site.

108. Due to the presence of this irreplaceable priority habitat in close proximity to the proposed floodlights, which may provide habitat for nesting birds, as well as the close proximity of Roe Green Community Garden and Fryent Country Park site of Metropolitan Importance for Nature Conservation (which provides further habitat for bat roosts in the area), lighting proposals were adjusted during the course of the application to avoid as far as is practicable risks associated with loss of ecological function. It was recommended that the southern boundary hedgerow is kept as a dark corridor, with light contours allowing a 10-metre distance either side with no additional light pollution. As such, lighting restrictions were recommended.

109. The following lighting restrictions are to be implemented:

- October to March (bat hibernation) – Flood light use only between 8am to 9:15pm
- April (bat hibernation) – Flood light use only between 8am to 7.30pm.
- May to August - Allow use of the pitches between 8am to 8pm. Keep flood lights off
- September - Allow use of the pitches between 8am to 7pm. Keep flood lights off

110. These measures go as far as possible to limit impact on bat hibernation periods and limit the use of the flood lights where not required, for example in the summer months.

111. A Non licenced Mitigation Plan: Great Crested Newts document was submitted with the application. Habitats recorded on site were assessed to be sub-optimal for great crested newts, given their frequent management and usage as playing fields. Due to the lack of suitable terrestrial and aquatic habitat within the site, the anticipated risk to Great Crested Newts (GCN) and common amphibians resulting from the development is considered low.

112. However, given the presence of a great crested newt class survey licence return approximately 130m south of the site and the pond approximately 70m south, their presence cannot be discounted, and mitigation is considered necessary for implementation during the construction phase to reduce the potential for impacts to an acceptable level. Furthermore, there is scope to provide habitat enhancements on site to ensure opportunities for GCN and common amphibians and remain post-development.

113. Given that the terrestrial habitat (modified grassland) due to be impacted does not offer suitable foraging, sheltering or commuting habitat for great crested newts, it is deemed that eDNA or population surveys of the pond are disproportionate to the risks. Therefore, strict precautionary working methods must be followed to ensure no offence is committed and to reduce the risk to amphibians.

114. The GCN report proposes a construction environment management plan and hibernation habitat for amphibians created as part of the site biodiversity enhancements. This approach is suitable given the limited impact the development would have on great crested newts and compliance with this document would be conditioned.

115. Overall, the impact on protected species is considered to be limited, with suitable measures put in place to control lighting and amendments made during the course of the application to move the development away from sensitive features.

#### Biodiversity Net Gain (BNG)

116. Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act (TCPA) 1990.

117. This sets out the need (subject to some exceptions) that every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

118. Local Plan Policy BGI1 (d) sets out the need for all developments to achieve a net gain in biodiversity and avoid any detrimental impact on the geodiversity of an area.

119. The proposals show that 12,900 square metres of Modified Grassland habitat is to be replaced with developed land (a football pitch and hockey pitch). Netting is also to be installed in the wider site, although this is expected to impact less than 25 square metres of habitat.

120. The Biodiversity Matrix submitted with the application sets out that the proposal would result in the loss of 2.58 on site habitat units. There are no hedgerow units or watercourse units on site. The Biodiversity Matrix also sets out details on the baseline assessment within the wider school site, and the intervention works and the resulting net gain. This includes the additional planting of small native trees and the creation of moderate condition Other Neutral Grassland habitat. Hedging is also proposed.

121. Including habitat retention, creation and enhancement there is an overall net gain of 1.02 habitat units within the wider site resulting in 39.66% net gain in biodiversity. In addition, there is an increase of 0.18 hedgerow units within the wider site, but these have not been included within the % gain set out above.

122. In summary the proposal would achieve a net gain in biodiversity that meets the minimum 10% statutory requirement and the requirements of policy BGI1 of the Local Plan. The statutory biodiversity gain condition, which applies automatically to this application under Schedule 7A of the Town and Country Planning Act 1990, will require the applicant to submit a Biodiversity Gain Plan for approval prior to commencement. In addition ecological enhancement measures would be secured within the landscape planning condition.

### **Safety and Specification of Artificial Pitch Materials**

123. A number of representations raise concerns regarding the materials used in artificial sports pitches, including potential impacts on human health and the environment.

124. These concerns are acknowledged. However, the planning system is concerned with the land use impacts of development rather than the regulation of construction products or the assessment of chemical safety. The manufacture, composition and placing on the market of materials used within artificial sports pitches are subject to separate statutory controls, including the UK chemicals regulatory framework (UK REACH) and wider product safety legislation.

125. Sport England recognises that concerns have been raised regarding the environmental impacts of some artificial pitch systems, particularly in relation to the release of microplastics. Its current position is that these concerns should be addressed through improved pitch design, containment measures and the continued development of more sustainable alternative materials. Sport England also notes that a range of alternative infill materials are currently being evaluated and that further evidence is being gathered to inform future industry practice.

126. There is no evidence before the Local Planning Authority to indicate that the proposed development would utilise materials that do not comply with the relevant statutory requirements applicable at the time of installation. The detailed specification of the proposed playing surface has not yet been finalised and a planning condition is therefore recommended requiring the submission and approval of the final surface specification prior to installation. This will ensure that an appropriate surface, incorporating suitable materials and any necessary containment measures where applicable, is provided in accordance with current regulatory requirements and recognised industry best practice.

### **Air Quality**

127. Policy BSUI2 sets out that major developments within Growth Areas and Air Quality Focus Areas are required to be Air Quality Positive and elsewhere Air Quality Neutral. Where on site delivery of these standards cannot be met, off-site mitigation measures would be required. Kingsbury High School is located outside of both a Growth Area, and an Air Quality Focus Area and as such should be Air Quality Neutral.

128. No new energy plant is proposed as part of the development and therefore an assessment against the Building Emissions Benchmark was not considered necessary. No new parking spaces are proposed, as the proposal will not increase parking demand. The existing 82 spaces would be used during community bookings. However, based on the nature of the proposal, the pitches would potentially increase vehicle movements when in use outside of school hours. In order to assess a worst-case scenario, the higher trip generation identified at the weekend was used. Based on 72 vehicle movements, the proposal is expected to generate up to 26,280 car trips per year. For the purpose of calculating the Transport Emission Benchmark (TEB), a trip rate of 47.2 for developments associated with 'Assembly and leisure' for sites located in Outer-London was used. This was multiplied by the site area of 12,900m<sup>2</sup>. Hence, the TEB was calculated as 608,880 car trips per year.

129. Overall, whilst the proposal would generate some additional vehicle movements associated with community use outside school hours, these are predicted to be relatively modest, amounting to approximately 26,280 vehicle trips per annum under a worst-case assessment. This is substantially below the Transport Emissions Benchmark of 608,880 trips per annum that is applied to developments of this scale and land use when assessing compliance with the London Plan's Air Quality Neutral requirements. Environmental Health have therefore confirmed that the proposal is air quality neutral in respect of transport emissions. Taking this into account, together with the proposed Travel Plan measures to encourage sustainable travel, the proposal is not considered to give rise to unacceptable air quality impacts and is therefore acceptable in this regard.

### **Flooding and Drainage Considerations**

130. Policy BSUI3 highlights that proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to all relevant sources of flooding including surface water. Proposed development must pass the sequential and exceptions test as required by national policy. The design and layout of proposals requiring a Flood Risk Assessment must contribute to flood risk management and reduction and:

- a) minimise the risk of flooding on site and not increase the risk of flooding elsewhere;
- b) wherever possible, reduce flood risk overall;
- c) ensure a dry means of escape;
- d) achieve appropriate finished floor levels which should be at least 300mm above the modelled 1 in 100 year plus climate change flood level; and
- e) not create new basement dwellings in areas of high flood risk.

131. Proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

132. Policy BSUI4 highlights the need to achieve greenfield run off rates for surface water, unless clearly justified by the applicant. Major development proposals or minor developments and changes of use which would impact on the current drainage regime must be accompanied by a drainage strategy.

133. Proposals that would fail to make adequate provision for the control and reduction of surface water run-off will be refused.

134. The area of land to be developed consists of a natural grass area, primarily used as playing fields and for sports. Whilst the site currently comprises a naturally draining grass sports field. The natural drainage characteristics of the site in its undeveloped state results in all rainfall events generating immediate runoff and overland flows due to the lack of soil infiltration or other drainage features. A drainage assessment for the existing playing field was submitted, which observed that the permeable backfill over the pipes was heavily contaminated with soil, making it very inefficient in removing water from the soil profile. In addition to the compromised drainage system, the surface of the playing field (excepting the main football pitch) undulates with a series of small ridges and hollows. Water gathers in the hollows and remains for long periods, and the depth of these depressions is such that large parts of the field are unsafe for competitive sport.

135. The application was supplemented with a Flood Risk Assessment and Drainage Strategy (2502-991) (FRA[BS27.1]). The site lies within Flood Zone 1, and while surface water flood mapping and modelling indicate the potential for overland flow and shallow ponding during a 1-in-100-year event (plus 40% climate change), these flows are managed within the site boundary. The 1 in 1 year greenfield run off rate is calculated to be 4.93 l/s and the 1 in 100 year event run off rate is calculated to be 18.51 l/s. Orifice flow control chambers will be used to restrict flows to 4.9 l/s before discharge to the Thames Water surface water sewer, which is in line with the 1 in 1-year greenfield runoff rate.

136. The strategy includes below-ground attenuation and permeable sub-bases designed to accommodate these events, with exceedance flows directed along established routes across the adjacent cricket ground and to the southwest of the site. A technical note was submitted to supplement the FRA which confirms the location and nature of these exceedance routes and any potential temporary pooling areas, to ensure that floodwater is retained and safely dissipated during extreme rainfall.

137. Officers have reviewed the documents submitted and the technical note provides additional confidence in the robustness of the proposed drainage approach. The drawings show that surface water exceedance routes travel in a southwestern direction to a low point in the south western corner away from the MUGAs,

rather than pooling on lawned areas of the site which is preferred during an exceedance event. Localised surface water flooding risks are also mitigated through the removal of local low points as part of the proposed works.

138. It is therefore considered that the proposed exceedance route will not pose a threat to infrastructure to the south-west of the site and no vulnerable infrastructure has been identified to be affected by the proposed exceedance route.

139. Overall, the submitted Flood Risk Assessment and Drainage Strategy, together with the supplementary technical note, demonstrate that the development would be appropriately designed to manage surface water and respond to the site-specific drainage constraints. The proposed use of permeable subbases, below ground attenuation and clearly defined exceedance routes ensures that surface water will be safely contained within the site and directed away from sensitive areas during extreme rainfall events. The Local Lead Flood Officer has confirmed that the strategy is robust and that no unacceptable risks would arise for the site itself or surrounding land. When considered against the requirements of Policies BSUI3 and BSUI4 of the Brent Local Plan, which seek to minimise flood risk, manage overland flows and secure effective surface water control, the proposals are judged to provide an appropriate and policy compliant drainage solution. The development is therefore acceptable in flood risk and drainage terms.

## **Fire Safety**

140. Policy D12 of the London Plan requires all new development to take account of fire safety in design. Policy D12b highlights that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

141. The statement should detail how the development proposal will function in terms of:

- a) the building's construction: methods, products and materials used, including manufacturers' details
- b) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- c) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- d) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- e) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- f) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

142. A Fire Risk Assessment accompanies this application. This Fire Risk Assessment has been prepared in accordance with the Regulatory Reform (Fire Safety) Order 2005 (FSO) and applies the risk profiling and management level assessments of British Standard BS9999.

143. This fire risk assessment also considers the guidance and recommendations set out within BB100: Design for fire safety in schools and government publications including, Fire risk assessment: educational premises, which provides guidance on how to comply with fire safety law, fire risk assessment and identify the general fire precautions that must be in place.

144. As the proposal is for external sports pitches, it is considered that the same fire procedures as outlined for the main school building would be carried out. This includes fire access and engine positioning, evacuation procedures and assembly points.

145. It is considered that the submitted fire statement sufficiently addresses the matters set out within policy D12b of London Plan. It should also be noted that the development would still be subject to building regulations where a detailed assessment of fire safety would be carried out.

## **Equalities**

146. In line with the Public Sector Equality Duty, the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In

making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

## **Conclusion**

147. The proposal seeks to provide two new artificial sports pitches with associated fencing, lighting and the relocation of the existing cricket facility. These facilities would significantly improve the school's ability to deliver year-round sporting activities, reduce problems associated with the existing waterlogged playing field, and provide enhanced opportunities for community use secured through a formal Community Access Plan. The development therefore represents a substantial improvement to local social and sports infrastructure, consistent with London Plan policies and Brent Local Plan policies, which collectively support enhanced education and community sports facilities.

148. In design and layout terms, the proposed pitches, fencing and lighting infrastructure would sit comfortably within the established school environment. The use of lightweight and permeable materials, together with appropriate colours, ensures that the structures would not appear unduly visually intrusive or undermine the open character of the wider site, playing fields or surrounding open space. Subject to the detailed lighting and design conditions recommended, the development is considered to comply with Local Plan policies and the principles of Brent's Design Guide SPD1.

149. The development would give rise to some additional visual and lighting impacts, particularly relating to the floodlighting columns. However, these elements have been carefully sited and designed, and the submitted lighting assessment demonstrates that illumination spill would be minimal and would not unduly reach sensitive residential façades. Conditions restricting hours of operation provide further safeguards. Any limited harm to the setting of nearby heritage assets (including Roe Green Village Conservation Area, Roe Green Park and Kingsbury Manor) would be limited and less than substantial and, having regard to the NPPF, is considered to be decisively outweighed by the public benefits arising from improved school and community sports provision.

150. The proposal has been assessed in detail in relation to neighbouring amenity, including potential impacts from noise, lighting, activity, and the height of boundary fencing. Taking account of separation distances, existing vegetation, proposed acoustic mitigation and conditions limiting hours of use, officers consider that the scheme would not result in unacceptable harm to the amenity of neighbouring residential properties. This is consistent with Local Plan Policy DMP1 and the guidance within Brent's Sustainable Environment and Development SPD (2023).

151. In environmental terms, the application is supported by a comprehensive Flood Risk Assessment and Drainage Strategy which demonstrates that the development would not increase flood risk on the site or elsewhere, in accordance with policy. The ecological surveys and subsequent amendments ensure that lighting impacts on bats and priority habitats are minimised, secured via condition, and that necessary precautionary measures for Great Crested Newts are secured. The scheme also achieves a substantial biodiversity net gain of +39.66%, exceeding the statutory minimum of 10%, and a Biodiversity Gain Plan will be secured through the statutory BNG condition to ensure long term habitat delivery and management.

152. Transport impacts have been assessed, with the existing 83 space car park identified as more than sufficient to accommodate anticipated community use outside school hours. The proposal would not materially affect highway capacity or safety, and the submitted Travel Plan will further promote sustainable travel behaviour.

153. Overall, the proposal delivers clear educational, health and community benefits, supports the aims of good growth set out in the London Plan, and provides high quality sports facilities that are well integrated into their context. Any identified impacts relating to lighting, noise, heritage and ecology are limited in scale and would be appropriately mitigated by conditions. When considered as a whole, the proposal is judged to accord with the development plan.

154. It is therefore recommended that planning permission be granted, subject to the conditions as set out in this report.

## DRAFT DECISION NOTICE



# Brent

## DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

## DECISION NOTICE – APPROVAL

Application No: **25/0810**

To: Ransome  
ADP LTD  
1 Kolo Walk  
Colchester  
CO4 6ER

I refer to your application dated **19/03/2025** proposing the following:

Proposed construction of Multi Use Games Area (MUGA) Facility and cricket pitch and netting with fencing and lighting to the school.

and accompanied by plans or documents listed here:  
See condition 2.

at **Kingsbury High School, Princes Avenue, London, NW9 9JR**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 24/06/2026

Signature:

**David Glover**  
Head of Planning and Development Services

### Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

## SUMMARY OF REASONS FOR APPROVAL

- 1 The proposed development is in general accordance with the:

National Planning Policy Framework (2024)  
The London Plan (2021)  
Brent Local Plan (2019-2041)

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

1401-PL-001 REV A Site Location Plan  
1401-PL-002 REV B Existing Block Plan  
1401-PL-004 REV A MUGA Pitches and Details  
1401-PL-005 REV A Cycle Shelter Details  
1401-PL-003 REV L Proposed Block Plan

Supporting Documents

SK001 Surface Water Drainage Strategy Sheet 1  
SK002 Surface Water Drainage Strategy Sheet 2  
Air Quality Neutral Assessment produced by ACP dated March 2025  
Flood Risk Assessment and Drainage Strategy produced by INGENT dated March 2025  
Tree Condition Survey dated September 2023  
Outdoor Lighting Report produced by MMA Lighting Consultancy dated 20 June 2025  
Sports Pitch Lighting Strategy (MMA19219/001 Rev R1) produced by MMA Lighting Consultancy  
Sports Lighting Design Strategy produced by MMA Lighting Consultancy dated 23rd June 2025  
Non licenced Mitigation Plan: Great Crested Newts Rev 2 produced by Arbtech dated 3rd July 2025  
Flood Risk Assessment and Drainage Strategy dated March 2025 and 2502-991 Technical Note 01  
Ecological Impact Assessment produced by ACP dated July 2025  
Arboricultural Impact Assessment produced by Rootcause dated 22nd June 2026  
Travel Plan Statement produced by FTP dated September 2025

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

- 3 The development shall be carried out in accordance with recommendations set out within the 'Flood Risk Assessment and Drainage Strategy' dated March 2025 and '2502-991 Technical Note 01', including the ongoing maintenance schedule throughout the lifetime of the development, unless alternative details are first agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely increase flood risk.

- 4 The development shall be carried out in accordance with the submitted 'Arboricultural Impact Assessment' incorporating the arboricultural method statement and tree protection plan, dated 22nd June 2026, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the health of existing trees which represent an important external amenity feature in accordance with Policy DMP1 and BGI2 of the Brent Local Plan and G7 of the London Plan.

- 5 The development shall be carried out in accordance with the submitted 'Travel Plan Statement' dated September 2025.

Reason: In order to aid a reduction in traffic congestion and promote sustainable modes of travel.

- 6 The use of the two artificial pitches shall not be brought into use until the relocated cricket square and associated ball stop netting have been installed.

Reason: To ensure there is a continuation of cricket at the site.

- 7 The development shall be carried out in accordance with the Mitigation and Enhancement measures as specified in the submitted 'Non licenced Mitigation Plan: Great Crested Newts' document dated 3rd July 2025.

Reason: To safeguard the protecting of Great Crested Newts throughout the lifetime of the development including the construction phase.

- 8 The "Habitat Protection" measures set out within the Ecological Impact Assessment (EclA) prepared by ACP Consultants Ltd dated July 2025 shall be fully adhered to throughout the constructions works.

Reason: In the interests of ensuring that protected species are protected during construction works.

- 9 The cycle parking spaces hereby approved shall be installed, as detailed on drawing 1401-PL-005 Rev A, prior to the first use of the development hereby approved and thereafter retained for the lifetime of the development.

Reason: In the interest of highway flow and safety.

- 10 The Multi Use Pitches hereby approved shall not be used other than:

October to March – Between 08:00 to 21:00, with Floodlights to be switched off no later than 21:15.

April – Between 08:00 to 19:30, with Floodlights to be switched off no later than 19:45.

May to August – Between 08:00 to 20:00. Floodlights to be kept off.

September – Between 08:00 to 19:00. Floodlights to be kept off.

Within these time parameters, the relevant pitch shall be vacated, and any floodlights shall be switched off within 15 mins following the end of the use of the relevant pitch. The development shall operate within these parameters at all times and for the lifetime of the development unless first otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties in respect of noise and light disturbance, as well as ensuring as far as is practical a minimal impact on ecology.

- 11 The maximum level of illumination for the floodlights shall be carried out in accordance with approved 'Kingsbury High School MUGA Pitches Sports Lighting Design Strategy', (dated 23/06/2025) for the lifetime of the development, unless otherwise agreed in writing by the Local

Planning Authority.

Reason: To ensure that the floodlights are not detrimental to the local ecology or to the amenity of surrounding residential properties.

- 12 The development shall be carried out in full accordance with the mitigation measures outlined within the following submitted document 'Noise Impact Assessment for Proposed Artificial Games Pitches' 20 October 2025 at all times and for the lifetime of the development. The Acoustic Barrier shall be carried out in accordance with the approved drawings, to include no gaps and a density of at least 10kg/m<sup>2</sup> and maintained as such for the lifetime of the development hereby approved.

Reason: To protect the amenity of neighbouring residential properties and ensure acceptable local noise levels, in accordance with Policy DMP1.

- 13 No amplified sound system, public address (PA) system, or relayed music shall be operated within the Multi-Use Games Area (MUGA) at any time without the prior written approval of the Local Planning Authority. Any proposed system(s) shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter only installed and operated in accordance with the details so approved.  
Any temporary use of amplified sound for school-specific events (e.g., sports days) must be limited to between 09:00 and 18:00 hours and shall not be audible at the boundary of the nearest noise-sensitive residential property.

Reason: To safeguard the amenities of the adjoining occupiers.

- 14 The relocated Cricket Square (excluding fencing) shall be designed, constructed and maintained in accordance with England and Wales Cricket Board (ECB) guidance, including Building Bulletin 103 (BB 103), as advised by a competent Sports Agronomist or Fine Turf Consultant.

Reason: To ensure the Cricket Square is constructed and maintained to an adequate standard and fit for purpose, in accordance with Sport England's Playing Fields Policy.

- 15 The Multi-Use Games Areas (MUGAs) / Artificial Grass Pitches (AGPs) (excluding fencing and lighting) shall be designed, constructed and maintained in accordance with the relevant technical design guidance published by Sport England, the Football Association (including the FA Guide to Football Turf Pitch Design Principles and Layouts) and England Hockey (including applicable International Hockey Federation (FIH) certification requirements), as appropriate to each playing surface.

Reason: To ensure the facilities are fit for purpose and sustainable, in accordance with Sport England's Playing Fields Policy and the National Planning Policy Framework, paragraph 104.

- 16 Prior to the installation of the fencing, flood lighting, acoustic fencing, ball stop netting and Multi-Use Games Area (MUGA) surfaces, details of the materials and colours of these elements shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- The specification, finish and colour of all perimeter fencing;
- The specification, finish and colour of the flood lighting columns;
- The specification, finish and colour of all acoustic fencing;
- The specification and colour of all ball stop netting and supporting posts; and
- The specification, colour and line markings of the MUGA playing surfaces.

The development shall thereafter be carried out in full accordance with the approved details and retained as such thereafter.

Reason: To ensure a high quality appearance of the development and to safeguard the

character and visual amenity of the surrounding area, in accordance with Policies D3 and D4 of the London Plan (2021), Policy BD1 of Brent's Local Plan (2019–2041), and Brent's Supplementary Planning Document 1 (SPD1).

- 17 Prior to first use of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority that provides details of all landscaped areas of the development. Such approved landscaping works shall thereafter be completed prior to first use of the development hereby or other timescales as agreed in writing by the Local Planning Authority. The submitted scheme shall include details of:

- a) the planting scheme for the site, which shall include species, size and density of plants and trees, details of the extent and type of native planting and any new habitats created on site;
- b) 18no trees which shall be of a species, size and with maintenance arrangements to ensure they do not overhang the MUGA during the MUGA's lifetime;

Any trees and shrubs planted in accordance with the landscaping scheme and any plants which have been identified for retention within the development which, within 5 years of planting, are removed, dying, seriously damaged or become diseased, shall be replaced to the satisfaction of the Local planning Authority, by trees and shrubs of similar species and size to those originally planted.

Reason: To ensure a satisfactory appearance and in the interests of the amenities of the locality.

- 18 Prior to first use of the sports pitches hereby approved, a Community Access Plan detailing community access arrangements, prepared in consultation with Sport England, shall be submitted to and approved in writing by the Local Planning Authority.

The Community Access Plan shall outline a minimum number of hours for community use each week (during term time and during school holidays), details of rates of hire, terms of access and booking (including mechanisms to ensure booking availability for non-block/individual bookings), hours of community use (during school terms and school holidays), access by non-school users/non-members and management responsibilities including security measures and noise management.

The Community Access Plan must demonstrate access to a diverse community and make specific reference to how access would be made available for households on low incomes.

The approved Community Access Plan shall be brought into operation within 3 months of first use of the sports pitches and it shall remain in operation for the duration of the use of the development.

Reason: To secure well-managed, safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with the Local Plan.

## INFORMATIVES

**1 - The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:**

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and**
- (b) the planning authority has approved the plan.**

**The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Brent Council. Based on the information available this permission is considered to be one which will require the approval of a**

*biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.*

2 - The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the government website:

<https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet>

3 - Guidance on preparing Community Use Agreements is available from Sport England.

<http://www.sportengland.org/planningapplications/>

It is recommended that the applicant seeks guidance from the Football Foundation and England Hockey on pitch construction when determining the community use hours the artificial pitch can accommodate.

Any person wishing to inspect the above papers should contact Brooke Storey-Vowles, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 3738