

## Agenda Item 05

### Supplementary Information Planning Committee on 2 July, 2026

Case No.

25/0810

---

Location	Kingsbury High School, Princes Avenue, London, NW9 9JR
Description	Proposed construction of Multi Use Games Area (MUGA) Facility and cricket pitch and netting with fencing and lighting to the school.

**Agenda Page Number: 91-124**

#### **Additional Representations**

Since publication of the committee report, a number of additional representations were received including 12 new objections and 8 additional comments from previous objectors. These representations raise concerns regarding the consultation process, amended plans and supporting documentation, residential amenity (including noise and lighting), parking and traffic, the intended use of the site, drainage, ecology, the identified gas pipeline constraint and requests that the application be deferred.

These matters have been considered by officers. Where they raise material planning considerations, they have been assessed within the main committee report and, where appropriate, clarified within this supplementary report.

The additional representations do not raise any new material planning considerations that alter the officer's assessment or recommendation.

#### **Public Consultation and Notification**

The public consultation undertaken following validation of the application, including neighbour notification letters, site notices and a press notice, is set out within the main committee report.

Following amendments made during the course of the application, a further round of public consultation was undertaken. Neighbour notification letters were issued to surrounding occupiers and previous respondents, together with updated site notices and a further press notice. The principal amendments consulted upon included the repositioning of the football and hockey pitches, revised lighting controls, acoustic fencing, biodiversity enhancements and updated supporting technical information. These matters are fully set out within the main committee report.

Since that consultation, only minor amendments have been made to the submitted drawings. These comprise the repositioning of sections of the ball-stop fencing further away from the site boundary in response to safeguarded land associated with the Cadent gas pipeline, together with minor revisions to the cricket pitch markings. These changes would not materially alter the proposed development or give rise to any different impacts on neighbouring occupiers beyond those already consulted upon. Accordingly, officers consider that these amendments are non-material and that no further public consultation has been necessary.

#### **Gas Pipeline**

Additional representations raise concerns regarding the notifiable gas pipeline located within the site and whether this should delay determination of the application.

The Brent Local Plan Policies Map identifies a safeguarded corridor associated with a notifiable gas pipeline that runs north–south through the borough. Where development falls within or adjacent to this constraint, the relevant statutory undertaker must be consulted.

Accordingly, Cadent Gas were consulted on the application and subsequently attended the site to identify and mark the precise location of the pipeline and its easement.

Following this assessment, the proposed layout was amended in agreement with Cadent Gas. The only change to the scheme since the previous round of public consultation relates to the repositioning of the ball-stop fencing further away from the site boundary to ensure it sits outside the pipeline easement. At its closest point, the fencing would be approximately 4.75m from the edge of the easement (7.75m from the pipeline itself). Cadent Gas have confirmed in writing that they raise no objection to the amended layout.

Officers are therefore satisfied that the presence of the gas pipeline has been appropriately considered, the proposal has been amended to respond to this site constraint, and the pipeline does not preclude the proposed development.

### **Transport**

Additional representations question the methodology used within the submitted Transport Statement, including the use of Census travel data to estimate likely travel patterns associated with the proposed community use. The Transport Statement has been assessed by the Council's Transport officers, who are satisfied that it provides an appropriate and proportionate assessment of the likely transport impacts of the proposal. The assessment concludes that the anticipated parking demand can be accommodated within the existing on-site parking provision and that the development would not result in an unacceptable impact on the operation or safety of the local highway network. These matters are addressed within the committee report.

### **Recommendation: Remains to Grant Consent subject to conditions**

**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 informatives to secure the matters as set out within the main committee report and supplementary report.**

DocSuppF