

 **Planning Committee Map**  
Site address: WOODCOCK PARK, Shaftesbury Avenue, Harrow, HA3 0RD  
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This map is indicative only.

**RECEIVED:** 19 June, 2012

**WARD:** Kenton

**PLANNING AREA:** Kingsbury & Kenton Consultative Forum

**LOCATION:** WOODCOCK PARK, Shaftesbury Avenue, Harrow, HA3 0RD

**PROPOSAL:** Installation of 6 x floodlights on 6 metre high columns to serve artificial grass pitch in Woodcock Park.

**APPLICANT:** Sports and Parks Service

**CONTACT:** Abacus Lighting Ltd

**PLAN NO'S:**  
See Condition 2

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## **RECOMMENDATION**

Grant Consent

## **EXISTING**

The site comprises an existing hard surfaced play area within Woodcock Hill Open Space. The proposed area of development is located at the western side of the open space in between St. Gregory's School, Woodcock Hill (road) and the Wealdstone Brook which lie to the south, west and north of the site respectively. The closest access to the site is from Woodcock Hill where there are residential properties on there western side of this road. The site is not in a conservation area nor does it contain any listed buildings.

## **PROPOSAL**

The application proposes the installation of 6 x floodlights on 6 metre high columns to serve an artificial grass pitch in Woodcock Park. One floodlight will be placed in each of the four corners of the pitch and two at the mid-length point.

## **HISTORY**

### **Relevant Planning History**

**12/1117** - *Granted*, 25/06/2012

Details pursuant to condition 3 (community access strategy) and condition 7 (tree planting) of full planning permission 11/0208 dated 16/03/2011 for Installation of an artificial turf pitch with perimeter fencing on existing tarmac area of park

**11/2348** - *Granted*, 07/12/2011

Details pursuant to condition 5. (Management and maintenance plan) and condition 7. (Provision of six-mature trees) of full permission, reference 11/02080, dated 18/03/11 for the Installation of an artificial turf pitch with perimeter fencing on existing tarmac area of park

**11/0413** - *Granted*, 15/04/2011

Resurfacing of existing tennis court area to provide 4 full sized tennis courts and 2 mini sized tennis courts, a multi-use games area (MUGA), together with the installation of 3m high perimeter fence, cycle stands and footpath to the MUGA

**11/0208** - *Granted*, 18/03/2011

Artificial turf pitch with perimeter fencing on an existing tarmac area, located at the western end of the park accessed off Woodcock Hill to the rear of St. Gregory's Science College

## **POLICY CONSIDERATIONS**

*Brent Core Strategy 2010*

**CP 18:** Protection and enhancement of open space, sports and biodiversity

**CP23:** Protection of Community Facilities

*Brent Unitary Development Plan 2004*

**BE2:** Townscape:

**BE6:** Landscape design in the public realm

**BE7:** Public Realm: Streetscene

**BE8:** Lighting & Light Pollution

## **CONSULTATION**

A total of 183 neighbouring properties were consulted, Ward Councillors and 3 site notices were displayed adjacent to the site. A total of 3 objections were received raising the following concerns:

- Increased use of the sports pitch would generate more noise. Would be particularly noticeable in summer months when have windows open;
- Lights would have a detrimental impact to the nature in the park;
- The area will become a '*recreation ground*' rather than an park - those that want a recreation ground should use other sites in the borough;
- The availability of overnight parking will be reduced;
- There is already too much traffic in the area and concerns about speed of traffic are raised;
- The lights would attract unsocial behaviour and will deter locals from using the park.

*Officer Comment:* These matters will be discussed in the remarks section of the report.

### **Consultees:**

#### ***Environmental Health***

The proposed lights are unlikely to cause a nuisance to neighbouring residential properties.

#### ***Ecological Consultant - Alison Fure (Bats)***

Given the presence of 2 colonies of bats, the survey report makes recommendations including:

- do not exceed 8 metres from ground level;
- light from lamps be restricted by fitting hoods or louvres to direct light below the horizontal plane (angle less than 70 degrees);
- if floodlights are agreed, a monitoring programme could ensure that the lights are not used outside the agreed period and light is not trespassing onto features used by bats.

## **REMARKS**

### **1. Principle**

The principle of the provision of a sports pitch in the park has been established through the granting of planning permission for the existing 5-a-side artificial turf football pitch in 2011 (see Planning History). The pitch was provided as part of a donation from the Union of European Football Associations (UEFA) and replaced an existing section of a tarmaced area within the Woodcock Hill Open Space to the rear of St. Gregory's School.

The sports pitch has been functional since April 2011 and is operated without the use of floodlights. The approved Community Partnership Agreement for the pitch states the operating hours are:

- |                        |                 |
|------------------------|-----------------|
| • Mon-Fri (term time)  | 17.00 till dusk |
| • Mon-Fri (holidays)   | 09.00 till dusk |
| • Sat & Sun (weekends) | 09.00 till dusk |

The pitch has an area of 20m x 40m and is surrounded by a 3m high weld-mesh fence with a connected walkway to St. Gregory's School who manage the use of the pitch and provide associated changing rooms for use by local community football teams outside of school hours. The pitch also provides the school with a purpose built facility where the pupils can play sport.

The proposed floodlights are 6m high and as a result of their slim design will have a minimal impact on the appearance of the area

## **2. Residential Amenity**

### *Light Pollution*

The floodlights have been designed to provide an appropriate level of luminance in accordance with Sport England standards for football but also ensure there is low level light pollution. The floodlights are proposed at 6 metres in height and have been designed with the lights angled (60 degrees forward when the front glass is horizontal) to restrict light spillage. In addition, internal baffles are proposed to redirect waste light upward into the floodlight beam to increase efficiency.

The proposed floodlights are considered unlikely to have a detrimental impact to residential amenity; this has been illustrated by a floodlight contour map submitted in support of the planning application. Properties on Woodcock Hill to the west are over 70 metres from the proposal and located on the opposite side of the road. The nearest residential properties to the north front Woodgrange Close, separated from the proposal by the nature corridor. It is not considered that there will be any significant impacts on residential amenity given the specification of the lighting and distance from these residential properties. It should also be noted that back shields are proposed to those lights along the northern edge of the pitch (principally to protect wildlife) which will further reduce visibility of the floodlighting in the surrounding area. The proposed floodlights will also be set a sufficient distance from the road (Woodcock Hill ) to ensure that it will not have a detrimental impact on road users.

### *Increased Use*

Whilst it is accepted that the floodlights are proposed to extend the period of time that the pitches can be used, this is likely to be primarily during the winter months when daylight hours are reduced. Given the distance from residential properties and the proposed restriction of use to 10pm, it is not considered that there will be a significant impact on residential amenity both from use of the pitch and any associated vehicular activity.

As set out in the original grant of planning permission regarding parking, the St. Gregory's School confirmed that two car parks are currently available for staff use comprising 37 parking spaces; there is also a disabled car parking space. As such, these spaces will be available for use after school hours for users of the facility.

## **3. Impact on Bats**

The bat survey states that 2 species of Pipistrelle bat colonies forage within the Wealdstone Brook tree line to the north of the pitch; they generally enter the site within 10 minutes of sunset and leave after 45 minutes of sunset. It is also indicated that the roost for the bats is not within the Wealdstone Brook but may be located within the nearby road of Retreat Close.

Recommendations listed in the bat survey indicate that a lighting arrangement is possible provided the tree line of the Brook will remain a dark corridor for bat movement particularly between May and October after 8.30pm because of the presence of a maternity colony. These recommendations were made on the basis that there would be some light spillage into the Brook. However, given that the contour map illustrates there will be no light spillage into the nature corridor, the Ecological consultant has subsequently advised that the proposed floodlight scheme is acceptable and that the floodlights as proposed can be used throughout the year without seasonal restriction. However, the consultant did consider it prudent that a bat survey be carried out after the floodlights are in use in order to provide definitive assurance that the bat colony is not affected. As such, a condition will be added for a post-floodlight implementation bat survey to be conducted.

As set out above, the floodlights along the northern edge of the pitch will be fitted with back shields as these will be closest to the nature corridor. The back shield will further curtail any light spillage into the nature corridor as shown in the submitted floodlight contour map.

### **Conclusion**

Subject to appropriate conditions, it is considered that the proposal will enable greater usage of the existing sports facility without having an unacceptable impact on residential amenity or wildlife. Approval is accordingly recommended.

**RECOMMENDATION:** Grant Consent

## REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Environmental Protection: in terms of protecting specific features of the environment and protecting the public

Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

Community Facilities: in terms of meeting the demand for community services

## CONDITIONS/REASONS:

- (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 drawing(s) and/or document(s):

T061RLS/SP

UKS7240/6

UKS7240/7

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

- (3) The proposed six floodlights at a height of 6m shall be erected on the site strictly in accordance with the approved details including directional details, style and baffles where applicable, and shall thereafter be maintained in accordance with the approved manufacturer's guidelines (Trent flat glass technology,) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of safeguarding local amenity

- (4) The floodlighting hereby approved shall only be used between the hours of 09:00 to 22:00. Within these time parameters, the floodlights shall only be switched on when the court is in active use and shall be switched off within 15 minutes of these times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers

- (5) Within 12 months of first use of the floodlights, a Post Implementation Survey shall be submitted to and approved in writing by the local planning authority. The Survey shall include the following:

(a) a bat survey carried out between the months of May to October following first use of the floodlights to demonstrate that the proposal does not have a detrimental impact to the existing bat colonies recorded in the brook

(b) a survey to demonstrate that the approved floodlights are substantially in accordance with the approved lightspill maps

(c) If the results fail to demonstrate either (a) and/or (b), a mitigation strategy provided that considers additional floodlight baffles/shielding, light designs, light directions and any other relevant strategies.

Approved mitigation measures shall be implemented in full accordance with the approved details within 3 months of the approval of these details.

Reason: To prevent light nuisance to nearby residential properties and detrimental impacts to the existing bat colonies.

- (6) Within 3 months of the implementation of the floodlight scheme hereby approved, an updated Community Partnership Agreement shall be submitted to and approved in writing by the Local planning Authority. This should include times for use of the pitch with implementation of the floodlights and any changes to management of the pitch.

Reason: To ensure that use of the pitch with floodlights will not have a detrimental impact to the amenity of neighbouring residences and to maintain use of the sports facility for the wider community with use of the school premises

**INFORMATIVES:**

None Specified

Any person wishing to inspect the above papers should contact Harini Boteju, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5015