

Clitterhouse Playing Fields FAQ

Contents

Clitterhouse Playing Fields will always.....	2
Be Open to All.....	2
Be a place to spend time outdoors.....	2
Be a place to be active.....	2
Be Sensitive to the environment.....	2
Be a place for local people.....	2
Engagement with the Community.....	3
How have you consulted on the proposals for CPF?.....	3
How have you responded to feedback.....	3
Why have you submitted additional information on the CPF Planning application and what changes have been made?...	3
Sustainability, Biodiversity and Environmental Impact.....	4
How do the proposals benefit the environment?.....	4
How will the proposals impact flood risk.....	4
What environmental assessment of the proposals has been undertaken and how is environmental impact of the proposals determined?.....	4
Noise, Lighting and Artificial Turf.....	5
How will the lighting proposals impact residents and local wildlife?.....	5
How will the design of the playing fields address noise concerns?.....	5
The proposals contain astro-turf pitches which are made of plastic, how can this be environmentally friendly?.....	5
Proposals.....	5
Why are improvements proposed and what happens if the planning approval for this scheme is not granted?.....	5
Why are sports facilities proposed at Clitterhouse Playing Fields?.....	6
How much space is devoted to different facilities across the site?.....	6
Who are the proposed play and sports facilities for?.....	7
What facilities will be free-to-use and what will be pay-to-use?.....	7
Why are sports facilities being charged for and what will happen to the money?.....	7
How have you chosen where to place the hockey and football pitches on CPF?.....	7
Why is there are grass pitch proposed on the multi-purpose lawn?.....	7
What are the proposals for Purbeck drive?.....	7
What will happen to Clitterhouse Farm?.....	8
Parking and Transport.....	8
With more people visiting CPF how will you manage parking and transport?.....	8
Improving Safety and Security.....	8
Will the proposals reduce anti-social behaviour at Clitterhouse Playing Fields?.....	8
Management and Operation.....	8
Who is responsible for the proposals for Clitterhouse Playing Fields?.....	8
How will the playing fields be managed?.....	8

Clitterhouse Playing Fields will always...

Be Open to All

Clitterhouse Playing Fields will remain council-owned and will be open and accessible all year round. It will be a place for all of the community and somewhere everyone is welcome. The plans for the playing fields aim to offer something for all ages, genders, cultures and abilities. The facilities have been designed to be accessible and appealing to as many people as possible. To help everyone feel safe, the plans include new lighting on pathways and entrances, CCTV, and on-site staff, all aimed at discouraging anti-social behaviour. The only on-site parking will be for Blue Badge Holders to ensure those with reduced mobility can visit and enjoy the playing fields.

Be a place to spend time outdoors

Clitterhouse Playing Fields will be improved so that everyone in the community can use it to enjoy time outdoors. With new planting, pathways, picnic benches and a café with public toilets, there will be more things to do, more places to meet and an improved environment for all. New play facilities across the playing fields will provide spaces for children to explore, learn and be active. Open grass areas of various sizes will be located across the playing fields providing space for relaxation and recreation. Better drainage is central to the plans and will make all of the playing fields useable, with new trees, grass and planting in the areas which currently suffer from flooding.

Be a place to be active

Clitterhouse Playing Fields will help people of all ages and abilities to be more active, helping to improve physical and mental health. Barnet research shows nearly a quarter of adults in the borough are 'inactive' (doing less than 30 minutes exercise a week) and the playing fields will create opportunities for everyone to try new activities, as well as providing fantastic facilities for existing local sports clubs and schools. People can use free facilities like the new walking and cycling routes, outside gym, children's playgrounds and the open grass spaces, or try out activities like bouldering or participate in sports.

The new energy efficient pavilion will have changing rooms and public toilets for everyone. Traditional sports facilities will occupy no more than 17% of the playing fields, whilst new buildings and Blue Badge parking will occupy in total 1% of the space. More than 75% of the playing fields will be existing habitats, areas of planting and open space, which can be used for recreation such as yoga, kite flying, dog walking, ball games and picnics. The majority of the facilities and experiences will be free. Some sports facilities, such as the hockey and football pitches, the multi-use games area and mini golf, will carry a charge. Charging for sports facilities is in line with the approach taken across other parks in Barnet and wider London and will always be kept at a price that's similar to other local facilities. All profit generated from the paid-for sports facilities will go back into the playing fields to ensure they are well-maintained for the long-term.

Be sensitive to the environment

Clitterhouse Playing Fields is already home to wildlife including bats and birds. The proposals are sensitive to existing wildlife and will provide a net gain in biodiversity of at least 10% by planting more than 350 trees and 9 acres of shrubs, hedges and wildflower meadows. Lighting will only be used where it is needed, such as on pathways, entrances and sports facilities, where it will be low-glare and directed downwards. Lighting on sports pitches will be turned off at 9pm and pathway lighting will be dimmed from 10pm. To reduce noise from the sports pitches, noise reducing material will be used on the backboards behind the goals and all facilities will close by 9pm. "3G" astroturf, which contains recycled rubber crumb, will be used on sports pitches, as is recommended by Sport England, and the safety of this material has been verified by UK Government and the European Chemicals Regulatory Authority.

Be a place for local people

The plans aim to encourage more local people and residents from across Barnet to use the playing fields as it is currently underutilised compared to other parks and green spaces in the area. The management of the playing fields will include members of the local community and decision-making will be led by a Governance Board that includes Barnet Council, a local representative (position offered to local Councillors first), Brent Cross Town estate management area and a community representative. The sports and play facilities are designed to meet the needs of local schools and grass roots sports clubs in the area, and the green space as a whole will provide welcoming environments to enjoy an array of other informal activities.

In this FAQ, we aim to answer any questions that have been raised about our proposals for Clitterhouse Playing Fields. If you have any further questions, please email community@brentcrosstown.co.uk – where we will be happy to answer these.

Engagement with the Community

How have you consulted on the proposals for CPF?

From October 2021 to October 2022, Brent Cross Town, the joint venture between Barnet Council and Related Argent, held three rounds of public consultation with 12 in-person exhibitions and drop-in sessions. The project team met with 693 people and received 914 pieces of feedback from residents and stakeholders on what they wanted from Clitterhouse Playing Fields.

The 2022 plans have been shaped by the community based on comments made during consultation. The feedback during this process has been consistently positive, with 85% of respondents saying that they liked the overall plans in the final round of consultation and 84% saying that they liked the plans for new sport and play facilities.

How have you responded to feedback?

The feedback covered a variety of issues that the Barnet Council and Related Argent joint venture team has addressed to ensure Clitterhouse Playing Fields are accessible, enjoyable and useable in all seasons and by all of the community. Feedback has shown that the ability to use the fields year-round is important and with better drainage, new pathways, seating, more benches and rubbish bins, the plans ensure the fields will be accessible and usable by all. Feedback received has also indicated that safety is a priority, and the proposals include installing CCTV, an on-site park guardian team, and carefully placed lighting to deter anti-social behaviour.

Access to green, open space for socialising and activities also featured strongly in the feedback, and the plans are focused on preserving this aspect of Clitterhouse Playing Fields. The proposals include improvements in planting and greenery that will improve the natural beauty of the area and the improvement of open spaces to enjoy yoga, kite-flying, dog walking and picnics. Plans include recreation facilities for play and for sports, with the aim of encouraging healthier lifestyles for all local people of all ages.

Following feedback from some residents who live near to Clitterhouse Playing Fields, changes have been made that include moving the pitches further away from nearby homes, reducing the opening hours of the sports pitches so they close earlier at 9pm, lowering the fence heights, making further improvements to planting around the hockey pitches at the Purbeck Drive entrance, changing the orientation of the disabled parking area and introducing additional planting to further integrate the pitches into the landscape.

Why have you submitted additional information on the CPF Planning application and what changes have been made?

During the initial statutory consultation period undertaken by Barnet Council, we received valuable feedback from residents and other consultees. We have further developed the designs for the playing fields in response to this feedback and have made enhancements to the plans.

In addition, Barnet Council has requested further information about the environmental impacts of the proposed improvements to inform its decision. The additional information is in relation to noise, flood risk, light pollution and biodiversity and has been provided in a Supplemental Environmental Statement.

The key enhancements include:

- Following further consultation with Barnet Council on its draft playing pitch strategy review which analyses the local playing pitch requirements for the borough, the proposed junior grassed football pitch planned for the multi-use lawn area has been removed – instead making this an area of open green space for all to enjoy. Three quarters (75%) of the playing fields will now be devoted to accessible open space and existing or improved habitats, an increase on the previous 73%, with 17% now dedicated to sporting uses.
- Following further assessment of the updated baseline noise survey and modelling of the detailed design, additional measures to minimise noise are proposed. Three-metre-high sound attenuation barriers have been introduced along the southern edges of the sports pitches, with native shrubs and climbers planted adjacent to integrate them into the landscape.
- A new linear woodland along the site's southern boundary has been created to supplement and enhance the existing hedgerow which will strengthen this boundary for residents and increase the value of this route for bats.

- A draft facilities framework has been provided which outlines discounted and free periods of access for local community groups and schools to those sports facilities that otherwise carry a charge.
- Additional native trees and plants have been introduced to increase habitat and foraging opportunities for local wildlife. New species include sweet chestnut, walnut, native field maple and native flowering cherries.
- The changes we have made lead to further improvements in the biodiversity net gain, which is now calculated as follows compared with the existing playing fields:
 - Area-based habitats (such as meadows and open space): +21.40% improvement
 - Hedgerows: +95.64% improvement
 - River: +11.40% improvement

The Supplemental Environmental Statement has confirmed the risk of flooding as low in line with the analysis carried out previously. Following further consultations with the Lead Local Flood Authority, additional water attenuation storage in the Sustainable Drainage stream in the form of detention basins close to Clitterhouse Stream and rain gardens near the central path adjacent the multi-purpose lawn are proposed. These enhanced flood prevention measures will be integrated into the landscape with increased planting.

Updates and revisions to planning applications are a normal part of the planning process, and we are pleased to have been able to incorporate residents' additional feedback into our updated submission. We are eager through the plans for Clitterhouse Playing Fields to create a space that everyone in the community can enjoy.

Sustainability, Biodiversity and Environmental Impact

How do the proposals benefit the environment?

The proposed Clitterhouse Playing Fields improvements are designed to support wildlife and provide more diverse habitats. The plans will provide a net gain in biodiversity of at least 12%. This will be achieved by planting more than 350 new trees and 9 acres of shrubs, hedges and meadows which will provide food and habitat for pollinating insects, birds, and other wildlife. Clitterhouse Stream will be improved by removing man-made concrete banks, litter and dense brambles. Existing hedgerows will also be thickened, providing nesting opportunities and food sources for wildlife, and bird and bat boxes will be introduced to support wildlife.

How will the proposals impact flood risk

We want Clitterhouse Playing Fields to be used all year round, whatever the weather. To support this and tackle excess water/flooding, a large Sustainable Drainage (SuDs) stream, with adjacent detention basins, is proposed to run through the centre of the playing fields to collect surface water from different areas across the site. The SuDs stream will allow a slow, controlled release of water into Clitterhouse Stream to ensure there is no impact caused by the playing fields on areas downstream.

What environmental assessment of the proposals has been undertaken and how is environmental impact of the proposals determined?

An Environmental Statement (ES) accompanied the 2014 outline permission for the Brent Cross Cricklewood regeneration area (which includes improvements to Clitterhouse Playing Fields). This concluded overall that the scheme for the Brent Cross Cricklewood Regeneration would improve the environment which will facilitate regeneration of the area, whilst recognising that increased usage of the playing fields is likely to give rise to some impacts. The further environmental information supporting the 2015 RMA also confirmed that the conclusions in the 2014 ES remained valid, with the potential for minor adverse impacts in relation to intensified use of the playing fields.

The outline planning permission and 2015 reserved matters application (RMA) consent were both supported by environmental assessments demonstrating those proposals were environmentally acceptable.

The current application has taken environmental considerations into account. While there are expected to be some adverse effects during construction and arising from an increase in use, the proposed development has embedded measures to minimise noise and artificial lighting effects, and reduce emissions and waste, whilst also improving visual amenities and enhancing landscaping and ecological benefits.

Independent environmental assessments in relation to noise, lighting and ecology have been prepared on behalf of a group of local residents. Brent Cross Town is cross-referencing the information in these independent assessments against the documents submitted as part of the application.

In April 2023, Barnet Council requested additional supporting environmental information which has been provided and is available to view on the council website.

Noise, Lighting and Artificial Turf

How will the lighting proposals impact residents and local wildlife?

Feedback from local people highlighted the need for improved security and more lighting. This will be achieved by introducing pathway lighting to improve access and safety in winter and after dark, and to enable CCTV cameras to work. The lighting adheres to the Institute of Lighting Guidance and was developed with input from the Metropolitan Police Design Out Crime Officer. Sports lighting will only be used when the pitches are in use and will be switched off at 9pm, with path lighting dimmed after 10pm to ensure safe access through the playing fields.

The proposed lighting for the sports facilities has been carefully designed to minimise any impact on residents and local wildlife. The lighting will be directed towards the pitch surface only, with pathway lighting directed onto access routes and away from the edges of the playing fields. The lighting has been designed to be bat-sensitive, with flight paths most likely to be used by bats remaining dark to allow wildlife to thrive.

How will the design of the playing fields address noise concerns?

The location of the sports facilities, play areas and areas of higher activity, which will generate some additional noise, have been carefully located and distributed around the playing fields, with consideration given to neighbouring residential properties. In addition, sound attenuation barriers are proposed around some edges of the football and hockey pitches to further mitigate the additional noise they will generate, with planting proposed to integrate the barriers into the landscape.

We will be applying noise reducing kickboards to the hockey pitches. The hockey pitches, like all pitches on the playing fields, will shut at 9pm.

The proposals contain Astro Turf pitches which are made of plastic, how can this be environmentally friendly?

The 3G pitches will provide year-round use of the sports facilities, ensuring playability regardless of the weather. While concerns have been raised about the environmental impact of 3G pitches, the European Chemicals Regulatory Authority (ECHA) published findings in 2019 concluding that there was no reason to advise people against playing sport on 3G pitches with rubber crumb. Sport England in its position statement on 3G notes it has: "monitored numerous independent scientific studies on the safety of rubber crumb, which have reported a very low or negligible level of concern for human health."

To prevent material migration from the pitches, boards will surround the pitches and boot cleaning stations will be installed. The project also aims to use a more sustainable infill material for the 3G pitches when available, which we hope will make it one of the first places in the UK to achieve this.

Proposals

Why are improvements proposed and what has led to the current design?

Improvements to Clitterhouse Playing Fields are already established in the outline planning permission* for the Brent Cross Cricklewood masterplan that was first granted in 2010 and amended in 2014. This permission was accompanied by a planning obligation imposing a legal requirement to deliver improvements to Clitterhouse Playing Fields. This means that Related Argent and Barnet Council, as the developers of Brent Cross Town, are required to make changes and improvements to Clitterhouse Playing Fields.

There is also an existing detailed planning permission ('Reserved Matters Approval' (RMA)) for most of the playing fields that was granted in 2015. The 2015 plans include new sports pitches, a new pavilion building and changing rooms, a play area and use of part of the Clitterhouse Farm buildings to provide maintenance facilities.

The proposals for Clitterhouse Playing Fields Improvements (2022) are a refinement of this previous, approved 2015 scheme. Extensive community consultation has been undertaken during the preparation of these updated proposals, and feedback received during consultation has been taken into account at every stage.

*An outline planning permission is when a landowner or developer has permission for the general principles of development on a site subject to the subsequent approval of one or more 'reserved matters' that define the development in detail.

Why are sports facilities proposed at Clitterhouse Playing Fields?

As early as 2005, Barnet Council's successive local planning policy documents required the regeneration of the area to deliver improvements to Clitterhouse Playing Fields with recognition that those improvements will include sports pitches for local schools and community use.

Then in 2010, when the original masterplan for Brent Cross Cricklewood was approved, it was recognised that Clitterhouse Playing Fields is a significantly underused asset – particularly for sports activities due to the quality of pitches, issues with poor drainage (which results in pitches being unusable for long periods throughout the year) and a lack of changing facilities for those wanting to participate in sports.

As part of the Brent Cross Cricklewood regeneration scheme, the intention has always been to significantly enhance and upgrade Clitterhouse Playing Fields and enable it to become a community asset catering for all ages and groups and provide place for both new and existing residents for outdoor casual recreation, as well as sport.

The specific sports facilities proposed at Clitterhouse Playing Fields have been informed by Barnet Council's existing Playing Pitch Strategy and the emerging review of that strategy. These documents review the availability of sports pitches across the borough to identify if there is a shortfall in capacity and have identified Clitterhouse Playing Fields as a location for improvements. The two football pitches meet a requirement for more football pitches, whilst the proposed hockey pitches will replace the pitches currently located adjacent to Whitefield School.

How much space is devoted to different facilities across the site?

Out of the total area of 18.08 hectares:

- 75% (13.61 hectares) of the playing fields will be free and accessible open space (for active and passive recreational activities such as yoga, kite flying, dog walking, ball games and picnics) as well as existing and improved habitats such as Clitterhouse Stream and boundary hedgerows.
- 17% (3.58 hectares) of the space will include sports courts and pitches.
- 5.6% (1.01 hectares) of the space will be dedicated to play areas and challenger sports facilities, such as bouldering.
- 0.9% (0.17 hectares) of the space covers the existing farm buildings and its internal courtyard.
- Remaining 1.1% (0.20 hectares) will be dedicated to new structures (including pavilion), maintenance yard areas and car parking.

Who are the proposed play and sports facilities for?

All the facilities in Clitterhouse Playing Fields have been designed to provide for a wider range of age groups and people with different interests and abilities. With a range of exciting new sports and play facilities, there will be plenty of opportunities for both young people and adults to keep active and have fun.

A key priority is to create opportunities for underrepresented groups including women and girls, people from ethnically diverse communities, those living in deprived areas, disabled people and people with long-term health conditions.

Partnerships with local clubs, such as the Barnet Nightingales girls' football club, are being developed to provide access to those who may not otherwise have it.

The sports facilities are also intended to meet the needs of local schools and grass roots clubs. During consultation, four out of five local clubs said that access to quality playing and training facilities was a significant barrier to broadening their offer.

The facilities will also serve a borough-wide need informed by Barnet Council's existing Playing Pitch Strategy and the emerging review of that strategy.

What facilities will be free-to-use and what will be pay-to-use?

Most of the facilities will be free-to-use. This includes the open grassed areas, playgrounds, the outdoor gym, all-wheel park, bouldering area, boules court and picnic areas. The only paid-for facilities will be the football and hockey pitches, the Multi-Use Games Area (tennis/netball) and the mini-golf course. The cost of these will be in line with other paid-for facilities in Barnet. We will also be safeguarding pitch time for women and girls who want to enjoy sports.

Why are sports facilities being charged for and what will happen to the money?

The money generated from the paid-for facilities will be reinvested into the maintenance and management of the playing fields. This will ensure that the facilities can be maintained to a high standard, and will also cover maintenance costs, staffing, and CCTV coverage in all areas of the playing fields, at no additional cost to taxpayers. Pay to use sports facilities can be found in playing fields and parks across Barnet and wider London. This includes the cricket, football and rugby pitches at Gladstone Park, the tennis courts at New Barnet Leisure Centre and Golders Hill Park, and bowls in Lyttelton Playing Fields.

How have you chosen where to place the hockey and football pitches on CPF?

The location of the sports facilities, play areas and areas of higher activity, which will generate some additional noise, have been carefully located and distributed around the playing fields, with consideration given to neighbouring residential properties.

In response to feedback from the public consultations, the pitches have moved closer to the centre of the playing fields and further away from the neighbouring residential areas of Golders Green Estate and Prayle Grove.

The location of the pitches is also dependent on the flatness of the ground – locations have been chosen which would require less soil movements to achieve a level playing surface. The landform around the pitches has been carefully formed to provide some screening of the fences, with more hedges and trees being planted along the southern and northern boundaries to further reduce any visual impact that the pitches might have.

Why is there are grass pitch proposed on the multi-purpose lawn?

As part of the submitted proposals we included a grass pitch to meet a future need identified by Barnet's Playing Pitch Strategy. However, in consultation with Barnet Council, and in response to resident feedback, this component of the scheme proposal has been removed.

What are the proposals for Purbeck drive?

The enhancements to the section of Purbeck Drive immediately adjacent to the playing fields will be developed in detail and in consultation with local residents..

What will happen to Clitterhouse Farm?

The Clitterhouse Farm buildings will remain on the playing fields, and Our Yard will continue to use the space as a café and workspace. In previous proposals for the scheme (by other developers), part of the farm building was earmarked for use as the maintenance store for the site. To ensure that Our Yard can continue to operate from the farm buildings, we have proposed a separate maintenance store as part of our proposals.

In the revised proposals, a small part of the farm buildings will be dedicated to CPF maintenance team welfare (toilets, lockers, etc.), the detail of which will be worked through with Our Yard as the proposals develop.

There are no proposals for the remainder of the farm building as part of this application, and we will continue to work alongside Our Yard.

Parking and Transport

With more people visiting CPF how will you manage parking and transport?

The only proposed parking on Clitterhouse Playing Fields is for blue badge holders for whom on-site parking is essential. For all other visitors we will promote public transport first.

Visitors to Clitterhouse Playing Fields will benefit from a range of existing public transport, bus, national rail and underground options. As well as this, proposed improvements to the public transport networks being brought forward as part of the wider development, including bus routes along Claremont Road and active travel routes around Brent Cross Town, are designed to reduce reliance on car travel.

We are also improving pedestrian and cycling routes, enhancing the A41 pedestrian underpass, providing 76 new cycle stands (152 spaces) and improving the entrances to the playing fields. Town centre car parking will be included within Brent Cross Town to reduce pressure on local parking. Before each phase of the proposed improvements to Clitterhouse Playing Fields opens, a review of car parking will be completed and demand will be monitored, to ensure we have appropriate levels of car parking available.

For more information on parking in Brent Cross Town please visit: <https://brentcrosstown.co.uk/parking>

Improving Safety and Security

Will the proposals reduce anti-social behaviour at Clitterhouse Playing Fields?

The playing fields have been designed to reduce the likelihood of anti-social behaviour and we have worked with the local crime prevention officer during the design process to facilitate this. CCTV will be used and pathways will be dimly lit at night-time to discourage loitering. The park guardian team will be on site throughout the day and into the evening.

The proposed improvements and new facilities will encourage greater use of the playing fields which, alongside CCTV and lighting, will help to reduce and deter anti-social behaviour.

Management and Operation

Who is responsible for the proposals for Clitterhouse Playing Fields?

The proposed improvements to Clitterhouse Playing Fields are being brought forward as part of Brent Cross Town, which is being delivered by Barnet Council and Related Argent. Clitterhouse Playing Fields are, and will remain, public playing fields owned by Barnet Council.

How will the playing fields be managed?

When the improvements to Clitterhouse Playing Fields have been completed, the planned governance structure is that a board of directors will undertake the management and maintenance of the playing fields.

A community consultative forum will also be established which will be made up of representatives from the local community (both sporting and non-sporting) and other key local partners. This forum will elect a representative to sit on the Clitterhouse Playing Fields board of directors, providing the local community with a voice that can inform and make decisions on the management of the playing fields.

The Clitterhouse Playing Fields board of directors will also include a local representative (position offered to local councillors first), Barnet Council officers, an officer from the Brent Cross Town estate management company, and an independent chairperson. The day-to-day upkeep of the playing fields will be undertaken by a dedicated team of park guardians.