

APPENDIX A To agenda Item 9

Draft Planning Guidelines for the Stoop Memorial Ground.

1. Introduction

- 1.1 The following guidelines are intended to ensure proposals by NEC Harlequins take into account local opportunities and constraints. Although it is recognised that proposals for improvements to the Stadia will be brought forward in the short-term the adjoining sites (Richmond upon Thames College and the Council Depot) have also been taken into account with the aim of ensuring these will not prejudice any long-term opportunities.

2. Planning Policy Context

- 2.1 A number of Planning Policy Guidance Notes provide the relevant national planning context, these include PPG17 (Sport and Recreation) which recognises the important role of sports facilities within the community. (additional references to be added)
- 2.2 The London Borough of Richmond upon Thames Unitary Development Plan First Review shows the whole of the Stoop Memorial Ground, the south side of the Depot site and the sports fields to the north and south of the College as Metropolitan Open Land (Map 1). Site specific proposals are as follows;

	Address	Proposal	Justification
T16	Richmond upon Thames College	INCREASED PUBLIC USE OF EDUCATIONAL FACILITIES INCLUDING SPORTS HALL AND PLAYING FIELDS	To develop community use, help mitigate a deficiency in public indoor sports facilities and implement the Council's dual use policy. Access by alternative means of travel to the car will be encouraged.
T18	Craneford Way depot	COUNCIL DEPOT FACILITIES	To improve the Council's depot facilities
T27	Marsh Farm Road	RAIL FLYOVER LINE EXTENSION	The provision of a railway curve linking the Waterloo-Reading line and the Teddington Loop to improve orbital services.

- 2.3 Relevant policies include ENV1 Metropolitan Open Land (policy restricts built development); ENV 14 Sports Stadia (identifies criteria including accessibility, capacity of local area; car parking; other planning designations; environmental impact including residential amenity); CCE14 Waste collection and disposal (requires the retention of existing facilities).

2.4 Although not carried forward to the UDP the Adopted Plan includes a specific proposal for the Harlequins site, elements of which remain relevant;

T30	Stoop Memorial Ground (Harlequins Football Club)	RELOCATION AND IMPROVEMENT OF SPORTS FACILITIES, ENVIRONMENTAL IMPROVEMENTS	The present stand and associated structures, together with security fencing and lighting, are highly visible from the A316 and affect the character of the MOL. Improvements, and possible relocation within the site, of the stand and associated facilities would be acceptable subject to appropriate design and siting to benefit views throughout the site and minimise effect on residential amenity. Linked with such a proposals a landscaping scheme designed to be sympathetic to nature conservation objectives, and, in particular the importance of the Duke of Northumberland's River should be carried out along the west of the ground (i.e. along the River). This would be in addition to the proposed landscaping, required by conditions of the planing permissions already granted in respect of floodlighting. Other measures to improve the appearance of the site should also be carried out. The Council supports the principle of a link road from Craneford Way to the A316.
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3. Key Issues

3.1 Map 2 provides a physical analysis. Any redevelopment should take into account the following issues;

- The level and arrangement of car parking on the Stoop Memorial Ground which currently dominates the area;
- The appearance of both the Stoop Memorial Ground and the Depot from A316 Chertsey Road, Craneford Way and the Crane Path
- The unsatisfactory accesses to the College from A316 Chertsey Road and from a vehicular point of view from Egerton Road;
- The lack of trees and landscaping and the need to relocate some trees to improve views;
- The overall appearance of the Stadium and its effect on bordering properties together with the views through the site;
- The overall quality of the pedestrian environment though and within the Harlequins site and along the Northumberland River and round the Depot site and the limited links to residential areas.

4. Development guidelines

Land uses

Land uses should respect the following;

- it is envisaged that the existing main sports stadia and leisure club use will remain

Metropolitan Open Land

- Additional development on MOL including infill would only be acceptable if there are compensatory improvements to the MOL through the rationalisation of buildings or car parking. Variations to MOL boundaries could be considered provided the overall level and function of the MOL is broadly maintained (ENV1);

Sports stadia

proposals for sport stadia will be considered in relation to criteria at ENV14. Development proposals should not detract from the open function, character and quality of the MOL (ENV14)

Council Depot

- Existing waste facilities should be retained (CCE14).

Education

- policies require that education provision is sufficient in quality and quantity to meet the needs of residents;

Car parking provision

Car parking should be minimised as far as practical.

Other uses

The MOL designations mean there is limited scope for the introduction of new uses unless Depot or College land is declared surplus. In such cases priority would be given to other community uses. If land or premises were not required for community uses potential uses would be considered against the relevant policies of the UDP.

5. Design considerations

Design should respect the following (Map 3: opportunities);

- the need for a high standard of design to minimise visual intrusion of the building into MOL;

- the need to shield neighbouring properties from nuisance and disturbance from the sports ground;
- the need to improve landscaping and relocate some landscape features to achieve objectives of improving views into and through the site;
- need to improve pedestrian routes through the Stoop, along the River and around the Depot and possibly improve links to surrounding residential areas and to the north of the A316 including the RFU;
- need to avoid light spillage/glare

6. Transport considerations

The following must be taken into account;

- the need for green transport plans for the stadia and other premises;
- the need to improve car access to the College from Chertsey Road;
- Pedestrian routes (especially bearing in mind the heavy weekday use by large vehicles from the Depot, which travel fast on the access road) and the need for improved routes to the RFU.

7. Implementation

The provision and use of new sporting facilities at the Stoop Memorial Ground should have regard to, and offer the potential of developing an overall strategy for sporting events in the area. This would have the aims of providing the most appropriate facilities for different sports events and minimising the impact on residents and local businesses.

In any major application for stadia redevelopment the Council will seek agreement in relation to the following;

- (a) Longer term development strategies (both on-site and off-site);
- (b) Operational matters (number of events and timing, noise monitoring, use of ancillary facilities);
- (c) Floodlighting, stewarding, off-site catering, parking and hospitality, financial support for services);
- (d) Employment and the local economy including purchasing policies and training and recruitment and equality of opportunity;
- (e) Means of travel including managing demand for travel and ensuring it is by sustainable means;
- (f) Community and environmental initiatives, consultative arrangements and monitoring and enforcement.

In support of a planning application, the Council would expect to see the following studies submitted. These should all recognise the functional and

visual relationships with surroundings sites and in particular indicate that development will not prejudice the longer term development of adjoining sites.

- an urban design statement indicating the treatment of the surrounding open land and the relationship of the Stadia to these areas;
- a landscape strategy for the open areas;
- a planning policy statement;
- a full transport and traffic impact assessment.

Proposal site T35
Harlequins Rugby Ground

extract from
Richmond upon Thames
Unitary Development Plan
First Review - May 1999

POLICY AREAS

 Metropolitan open land

SITE SPECIFIC PROPOSALS

 K1 Site

