

Local Plan Representations on behalf of The Hive London Estates Ltd

The Hive is a 17.3ha complex, including a stadium, grass football pitches, floodlit synthetic football pitches, a hi-tech commercial fitness centre, a medical centre, a banqueting suite, ancillary buildings, and community facilities. The Hive is an extensive established sporting destination that provides high-quality multi-sport facilities for both professional and community use.

The Hive, London was allocated for sport and leisure use in the Harrow Local Plan Core Strategy was adopted in 2012. It was also allocated in the Site Allocations Local Plan (2013).

However, it has become increasingly clear that the Council will not support sport and leisure development on the site. It has consistently sort to delay and prevent sports and recreations development that complies with the Core Strategy and site allocation. The Council has recently refused two applications for artificial grass pitches on the site (LPA ref: P/4395/22 and PL/0691/23).

Although The Hive provides some of the best quality sports facilities in the Borough and remains an important sports and leisure destination, it is clear that the Council no longer recognises the value of The Hive. It is not even mentioned in the Regulation 19 Plan, even in passing.

If the Council will not support sport and leisure development at the site, the best use should be made of it and it should be developed for housing.

The open areas at The Hive have no real public value. The site is private and could be closed off. It is discreet and does not act as visual amenity. It is in an area with a good supply of open space.

In short, the Hive has no real value as open space. In short, unless the Council show commitment to supporting sport and leisure development on the site, it should be allocated for much needed housing.

For these reasons, we object to The Hive's designation as open space, and the open space designation should be removed. The Council have consistently used the open space designation to seek to prevent appropriate sports and leisure proposals coming forward, including artificial grass pitches and ancillary development which supports the functioning of existing and proposed facilities, including Barnet FC's stadium.

Approximately half of the site is already developed. It includes a football stadium, and consent was granted in 2019 for (inter alia) an indoor 3G pitch and a new indoor sports hall (LPA ref. P/2763/17).

The Hive should either be allocated for:

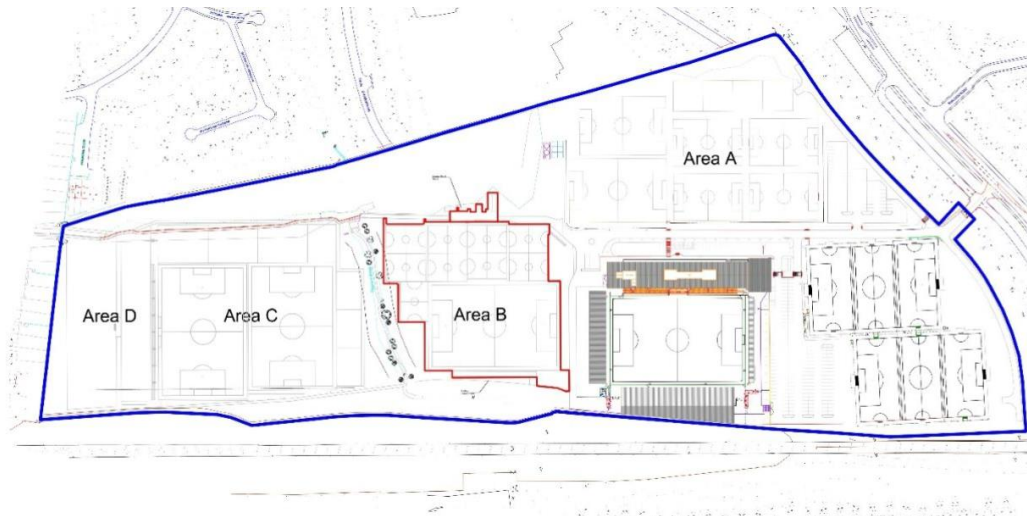
- Sport and leisure use and development, including indoor sport; or
- Housing; or

- A mixture of both – the southern part of the site (Areas A and B) should be allocated for indoor and outdoor sport and leisure development and the northern part of the site (Areas C and D) should be allocated for housing.

We attach three potential site allocations.

17 December 2024

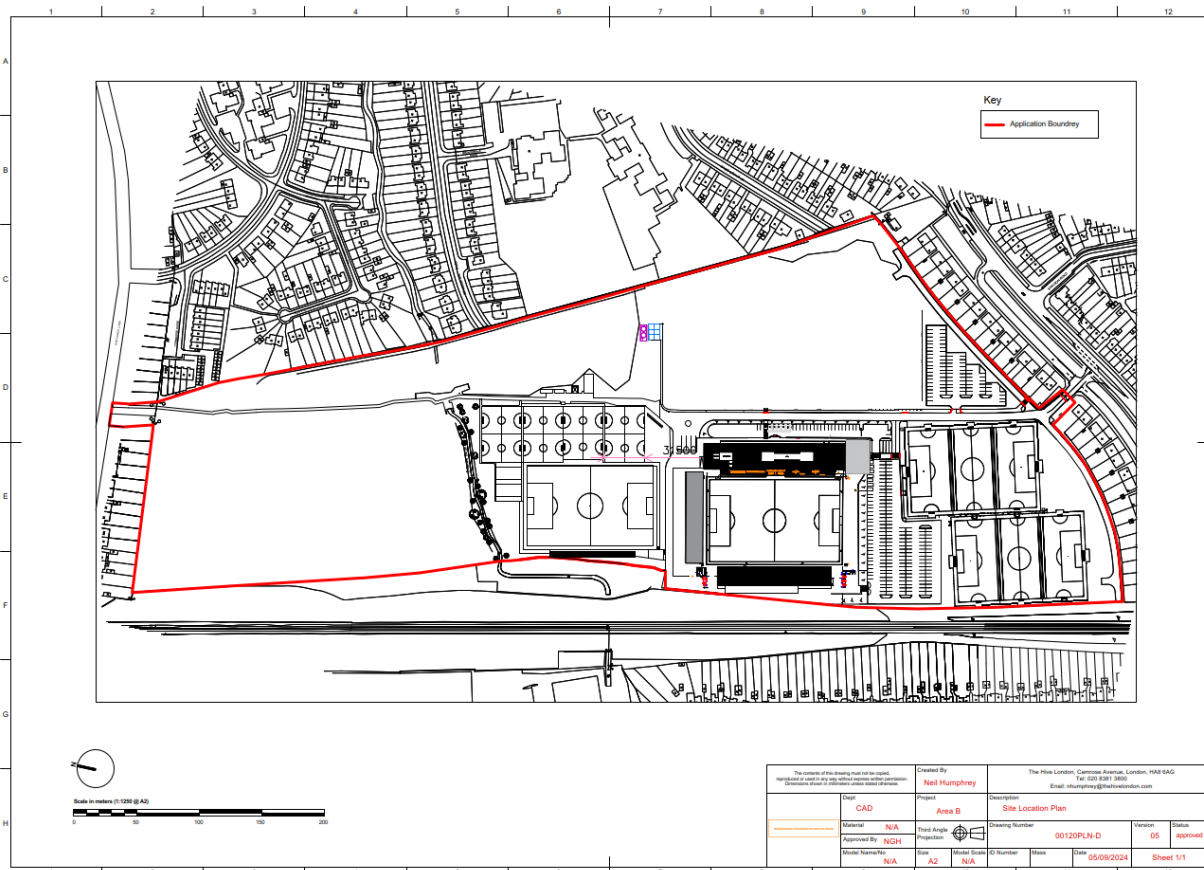
Site XX – The Hive London – Housing and Leisure Allocation



| Site information | |
|--------------------------------|--|
| Address: | The Hive London, Camrose Avenue, HA8 6AG |
| Area: | 17.3 hectares |
| Description | The Hive is a 17.3ha complex, including a stadium, grass football pitches, floodlit synthetic football pitches, a hi-tech commercial fitness centre, a medical centre, a banqueting suite, ancillary buildings, and community facilities. The Hive is an extensive established sporting destination that provides high-quality multi-sport facilities for both professional and community use. |
| Current use | As above |
| Ownership | Private |
| PTAL | 1b / 2 |
| Site source | Harrow's Core Strategy (2012) and Site Allocations Local Plan (2013) |
| Relevant planning applications | EAST/148/01/OUT P/0002/07 P/2763/17 and P/4395/22 |
| Site allocation | |
| Site objective | To encourage the continued success of this important sports and leisure destination on the south of the site (Areas A and B) and deliver much needed high quality housing that addresses issues related to the food storage area on the northern part of the site (Areas C and D). |

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|-----------------------------------|---|
| Allocated use | <u>Northern Part (Areas C and D)</u> This underutilised part of the site is allocated for a mix of housing types and associated development. |
| | <u>Southern Part (Areas A and B)</u> This part of the site contains provides high-quality multi-sport facilities for both professional and community use and is allocated for outdoor and indoor sport and leisure development. |
| Development timeframe | 0-5 years |
| Indicative residential capacity | Northern Part (Areas C and D) - 1,000 units |
| Planning considerations | |
| Flood zone | Flood Zones 1, 2, 3a and 3b across the site. Area C is within a Water Storage Area. The site is also a Critical Drainage Area. |
| Heritage | N/A |
| Other | The Edgware Brook is a Site of Important Nature Conservation (SINC) and bisects the site. To the west the Canons Park and Stanmore Railway Embankments is also a SINC. |
| Development considerations | |
| Requirements | Future development should address flooding and drainage issues, and minimise the SINC's and the existing railway embankment. Residential development should make the best use of the underutilised area. |
| Development Principles | Areas C and D This site's location and large size make it a strategic site for development which can deliver a large amount of housing. Part of the site is subject to flood risk and is a Water Storage Area. Therefore the design and layout of the site should address these constraints. Development can address the flooding and the flood reservoir issue by having car parking under a podium. The housing above the podium level will have dry access to the north. Areas A and B If appropriate, development should make provision for community access to facilities. |

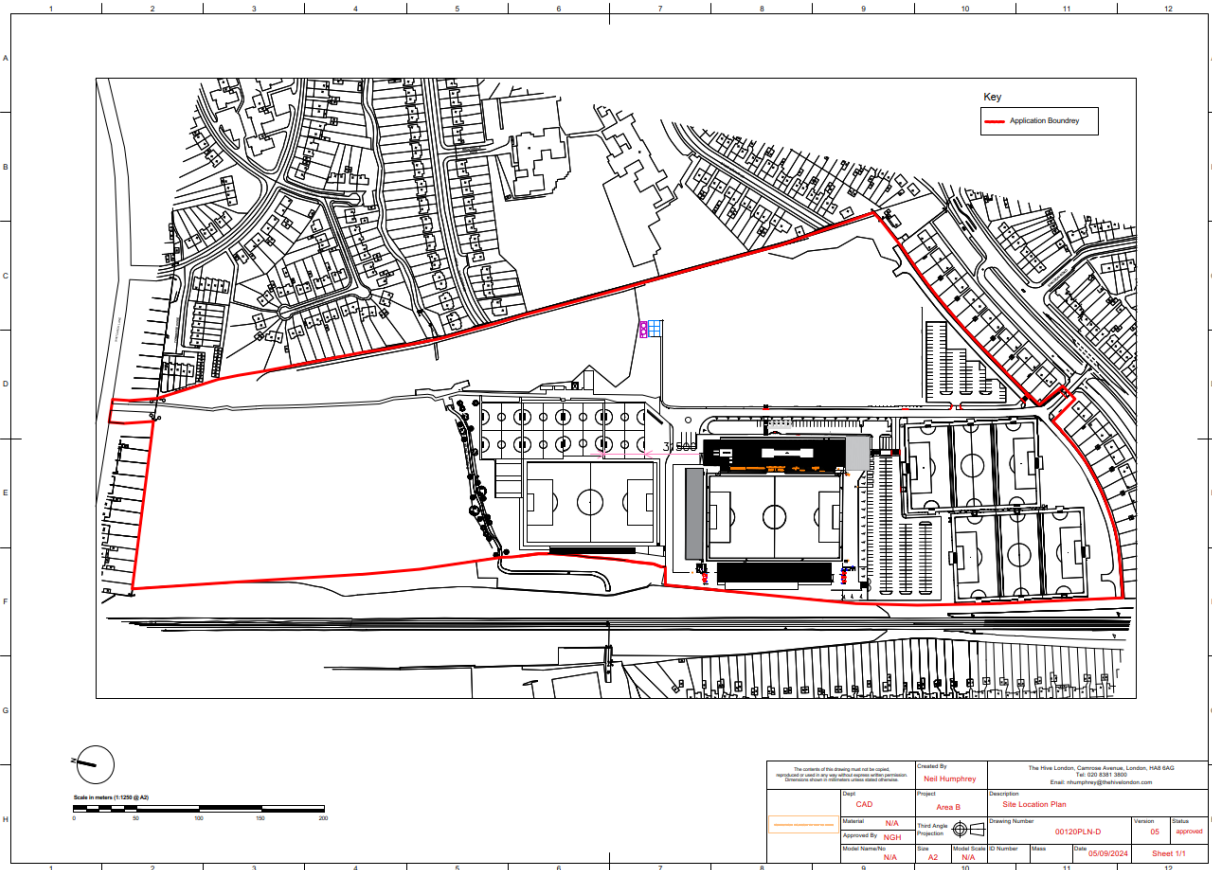
Site XX – The Hive London – Sport Leisure and Recreation Use



| Site information | |
|--------------------------------|--|
| Address: | The Hive London, Camrose Avenue, HA8 6AG |
| Area: | 17.3 hectares |
| Description | The Hive is a 17.3ha complex, including a stadium, grass football pitches, floodlit synthetic football pitches, a hi-tech commercial fitness centre, a medical centre, a banqueting suite, ancillary buildings, and community facilities. The Hive is an extensive established sporting destination that provides high-quality multi-sport facilities for both professional and community use. |
| Current use | As above |
| Ownership | Private |
| PTAL | 1b / 2 |
| Site source | Harrow's Core Strategy (2012) and Site Allocations Local Plan (2013) |
| Relevant planning applications | EAST/148/01/OUT P/0002/07 P/2763/17 |
| Site allocation | |
| Site objective | To encourage the continued success of this important sports and leisure destination. |
| Allocated use | The site is allocated for outdoor and indoor sport and leisure development. |

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| Development timeframe | 0-10 years |
| Indicative residential capacity | N/A |
| Planning considerations | |
| Flood zone | Flood Zones 1, 2, 3a and 3b across the site. Part is within a Water Storage Area. The site is also a Critical Drainage Area. |
| Heritage | N/A |
| Other | The Edgware Brook is a Site of Important Nature Conservation (SINC) and bisects the site. To the west the Canons Park and Stanmore Railway Embankments is also a SINC. |
| Development considerations | |
| Requirements | Future development should address flooding and drainage issues, and minimise the impact on the SINC. |
| Development principles | If appropriate, development should make provision for community access to facilities. |

Site XX – The Hive London – Housing Allocation



| Site information | |
|--------------------------------|--|
| Address: | The Hive London, Camrose Avenue, HA8 6AG |
| Area: | 17.3 hectares |
| Description | The Hive is a 17.3ha complex, including a stadium, grass football pitches, floodlit synthetic football pitches, a hi-tech commercial fitness centre, a medical centre, a banqueting suite, ancillary buildings, and community facilities. The Hive is an extensive established sporting destination that provides high-quality multi-sport facilities for both professional and community use. |
| Current use | As above |
| Ownership | Private |
| PTAL | 1b / 2 |
| Site source | Call for sites |
| Relevant planning applications | P/2763/17 and P/4395/22 |
| Site allocation | |
| Site objective | To deliver much needed housing on underutilised land which addresses issues related to the food storage area. |

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|-----------------------------------|--|
| Allocated use | The site is allocated for a mix of housing types and associated development. |
| Development timeframe | 0-10 years |
| Indicative residential capacity | Approximately 1,000 units |
| Planning considerations | |
| Flood zone | Flood Zones 1, 2, 3a and 3b across the site. Part is within a Water Storage Area. The site is also a Critical Drainage Area. |
| Heritage | N/A |
| Other | The Edgware Brook is a Site of Important Nature Conservation (SINC) and bisects the site. To the west the Canons Park and Stanmore Railway Embankment is also a SINC. |
| Development considerations | |
| Requirements | Future development should address flooding and drainage issues, and minimise the impact on the SINC and the existing railway embankment. |
| Development principles | <p>This site's location and large size make it a strategic site for development which can deliver a large amount of housing scheme.</p> <p>Part of the site is subject to flood risk and is a Water Storage Area. Therefore the design and layout of the site should address these constraints. Development can address the flooding and the flood reservoir issue by having car parking under a podium. The housing above the podium level will have dry access to the north.</p> |