

REPORT OF THE DIRECTOR OF ENVIRONMENT AND CONSERVATION

	Islington Planning and Transportation	COMMITTEE SPECIAL COUNCIL	DATE 10 December 2001	AGENDA ITEM E2
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SUBJECT : ARSENAL F.C. PLANNING APPLICATIONS – ASSOCIATED ROAD AND BRIDGE ADOPTION ISSUES

1. INTRODUCTION

This report is one of a family of 6 reports dealing with Arsenal Football Club (AFC)'s proposals for sites at Ashburton Grove, Lough Road and Highbury. The titles of all the reports are given below.

Table A1: Arsenal Reports

Report	Subject
Report A	Overview of strategic and common issues
Report B	Ashburton Grove: evaluation of planning application
Report C	Lough Road: evaluation of planning application
Report D	Highbury: evaluation of applications <ul style="list-style-type: none"> • D1 – planning application • D2 – Listed Building Consent application
Report E This report -	Highway Matters <ul style="list-style-type: none"> • E1 – Road Closure Orders • E2 – Associated Road and Bridge Adoption issues
Report F	Compulsory Purchase Orders
Guide	A Guide to the Arsenal Reports, explaining the purpose and inter-relationships between the various reports and providing an executive summary of their conclusions.

If Members resolve to grant planning permission and Listed

Building Consent for the proposals, property issues would need to be reported to the Council's Policy Committee in due course. Approval to begin consultation on a proposed event day parking scheme would also need to be sought from the Environment and Conservation Committee in due course.

2. PURPOSE

This report seeks conditional approval to adopt certain roads associated with the proposed developments by Arsenal Football Club at Ashburton Grove and Lough Road.

3. RECOMMENDATIONS

3.1 That members authorise the adoption of the highways shown (for illustrative purposes only) on the attached plan at Schedule 1 and referred to at paragraph 5.1.2(a) subject to the planning permissions (Reports A and B) being granted and subject to the Head of Street Management being satisfied that the highway is to be constructed to adoptable standards

3.2 That members authorise the adoption of the highway shown (for illustrative purposes only) on the attached plan at Schedule 2 and referred to at paragraph 5.2.2(1) subject to the planning permissions (Reports A and C) being granted and subject to the Head of Street Management being satisfied that the highway is to be constructed to adoptable standards

3.3 That members authorise the Council to enter into highway adoption agreements pursuant to S38 Highways Act 1980 on terms to the satisfaction of the Director of Law and Public Services and the Head of Street Management in respect of the highways detailed in recommendations 3.1 and 3.2.

4. INTRODUCTION TO THIS REPORT AND BACKGROUND

4.1 Members are referred to the Overview Report, Report A and Reports B, C and D in relation to the Ashburton Grove, Lough Road and Highbury proposals respectively.

4.2 The Council has power under Highways Act 1980 S38 to agree that a highway shall become a highway maintainable at public expense and that the Owner of the land shall not be liable to maintain it. Agreements made

under this section may contain terms about construction and maintenance of the highway and any other matters that the Council considers appropriate.

5. PROPOSALS

5.1 Ashburton Grove Area

5.1.1 Members are referred to the Road Closures Report (Report E1) for details of the proposed road closures on this site.

5.1.2 The Council has been asked by Arsenal Football Club to consider adoption of the following highways and bridges :

- (a) 3 strips of land adjoining (a) Hornsey Road/ Ashburton Grove (b) Hornsey Road/ Albany Place (c) Albany Place/Benwell Road/Queensland Road (see Schedule 1)
- (b) New Road on the southern part of the Ashburton Grove site (see schedule 1)
- (c) The North and South Bridges into the Arsenal Stadium area

5.1.3 The Ashburton Grove Area planning brief says at paragraph 80:

“It is the Council’s normal policy not to adopt as public highway roads, and other elements of the highway infrastructure, which do not serve the wider community. The Council will wish to negotiate appropriate rights of way to/from and within any development, subject to it having no ongoing maintenance responsibilities.”

5.1.4 The Head of Street Management recommends that the highways described at 5.1.2(a) and shown for illustrative purpose only at Schedule 1 are adopted because these are extensions to the existing highway maintainable at public expense at the Hornsey Road/Benwell Road roundabout.

The new road on the southern part of the Ashburton Grove Site (in the approximate location as the existing Queensland Road) will only serve the Arsenal Stadium Development and therefore the Head of Street Management does not recommend adoption.

The North and South Bridges would be primarily to provide pedestrian and emergency vehicular access to the stadium. However, the Ashburton Grove Area planning brief (para.74) encourages the provision of a direct pedestrian/cycle route between Benwell Road/ Hornsey Road and Drayton Park to enhance the permeability of the area on non-event days. This should

be achievable by securing appropriate rights of way (see para 5.1.3). The Council can secure public rights of access over these areas as one of the terms of the S106 agreement (see Appendix A7 Overview Report), including rights for emergency vehicles. The Head of Street Management does not recommend adoption of these bridges. It should be noted that bridges over railways pose special maintenance problems.

5.2 **Lough Road**

5.2.1 : Members are referred to the Road Closures Report (Report E1) for details of the proposed road closures on this site

5.2.2 : The Council has been asked by Arsenal Football Club to consider adoption of the following highways

(1) Extension of Hornsey Street (see illustrative plan at Schedule 2)

(2) New road from Caledonian Road to the new Waste Recycling Centre (WRC) (see plan at Schedule 2)

5.2.3 : The Head of Street Management recommends that the highway described at paragraph 5.2.2(1) and shown for illustrative purposes only at Schedule 2 be adopted as it is to serve the proposed new civic amenity site (which would be incorporated in the WRC). The Highway from Caledonian Road to the new WRC will only serve the proposed new WRC and provide access to the basement level residential car parks and therefore it is not recommended that it be adopted.

5.3 : **Highbury Stadium and Adjoining Land**

5.3.1 There are no road closures linked with the development on this site

5.3.2 The Council has been asked by Arsenal Football Club to consider the adoption of the South Mews and North Mews at Highbury as shown on the plan annexed to this report as Schedule 3

5.3.3 The Highbury Stadium and Adjoining Land brief says at para. 90:

“It is the Council’s normal policy not to adopt as public highway roads, and other elements of the highway infrastructure, which do not serve the wider community. The Council will wish to negotiate appropriate rights of way to/from and within any development, subject to it

having no ongoing maintenance responsibilities.”

5.3.4 The Head of Street Management recommends that these highways are not adopted as their function is to serve the new development.

6. IMPLICATIONS

Finance	Legal	Equalities	Environment	Neighbourhood
✓	✓	x	These are addressed in Reports A,B,C and D	x

7. LEGAL IMPLICATIONS

These are incorporated in the body of the report.

8. FINANCIAL IMPLICATIONS

If the committee agrees to the recommendations contained in this report, concerning the proposed adoption as public highways of certain roads associated with the Arsenal Football Club developments, then it is anticipated that there would be no significant overall net effect on the current Highways Maintenance budget.

9. ENVIRONMENTAL IMPLICATIONS

These are addressed in Reports A, B, C and D.

FINAL REPORT CLEARANCE

Signed by Chief Executive or Head of Service

Date.....

Received by Head of Member & Committee Services

Signed:..... Date.....

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