

PLANNING & ENVIRONMENT COMMITTEE MEETING

Tuesday 18th October 2011, 7.00PM

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

Middlesex University, Cat Hill

Reference: B/00026/11/CNA

Address: 182 Cat Hill, Barnet, EN4 8HU

Public Meeting Tuesday 11th October

A public meeting was planned for Tuesday 11th October to present the application to local residents including those from Barnet. The meeting was halted when approximately 100 residents were unable to enter the hall as it had already reached maximum capacity. In the interest of ensuring all residents would have an equal say the meeting was cancelled and re-arranged.

Summation of Applicant's Response to Barnet's P&E Report dated 14 October 2011

1. Attempts have been made to contact Barnet council to gain feedback on the scheme.
2. Support for the principle of residential development has been received in the GLA's Stage 1 report. The applicant therefore considers that this principle has been justified.
3. A level of education provision is being paid to Enfield. This should be divided between Enfield and Barnet upon agreement between the two boroughs.
4. Discussions are taking place with Enfield over appropriate contributions towards Health care and local transport mitigation measures.
5. It is not considered that the proposal would cause significant impacts upon the Biodiversity and Amenity values of the trees on site.
6. Only two mature trees would be removed from the site along with some scrub and smaller trees. The planting strategy would enhance both local biodiversity and the longevity of overall tree structure whilst creating important green corridors from within the site to the Local Nature Reserve at Oak Hill Woods.
7. Detailed protected species surveys for bats and newts have been submitted along with a full mitigation report. We consider this to be a full and proper survey assessment. The proposals would result in a management scheme being adopted for the wooded areas and ponds which would be of particular benefit to the failing southern pond.
8. The site is Brownfield although it does include a small part (circa 16%) with no buildings or hardstanding that contains a 'failing' ecological area. The woodlands and veteran trees would come under a formal scheme of management which would secure the new TPO on site. New habitats and breeding sites for bats and birds would be created and breeding prospects for Greater Crested Newts would be enhanced.
9. The TA has used an accepted methodology for traffic counts and provides a robust analysis of traffic levels and patterns whilst the December traffic

patterns could have been impacted by weather the July 2009 counts suggest that this is not the case.

10. The TFL PTAL level reaches 3 within the red line and in closest proximity to the highest density of the proposed development. The ratio of 1 unit to 1.13 spaces would provide adequate parking whilst encouraging sustainable forms of travel. Walking times from local Barnet Roads are at least 8 minutes making it unlikely that future residents would park in this area.

Barnet Response

1. No formal Pre-application engagement was made prior to submission by the applicant.
2. The assessment demonstrates potential alternate uses to residential and demonstrates no reasons that a mixed use scheme would not be acceptable.
3. Formal pre application discussions should have been entered into to determine local need.
4. See 3 above.
5. Having considered the extent and location of the development and associated landscaping including areas where Root Protection Areas are encroached upon Barnet as the planning authority do not accept this statement.
6. Considering the encroachment of RPAs detailed above and the presence of existing green corridors on site it is not considered that local biodiversity would be improved by the development and its mitigation proposals.
7. Barnet considers that the Mitigation report was sub-standard and did not achieve the level of detail or assurance required by such a document.
8. The applicant acknowledges that the site is at best only partially Brownfield and the sustainability of the development remains in question.
9. Concerns raised by Highways colleagues remain as this does not explain the anomalies present in the Transport assessment.
10. Having completed the calculations it is contested that there is a location within the Red line that reaches a PTAL level of 3. The level of parking provision is not considered acceptable and would result on overflow parking onto surrounding Barnet Roads.

MILL HILL GOLF CLUB

Reference: H/02883/11

Address: Mill Hill Golf Club Ltd, 100 Barnet Way, London, NW7 3AL

Changes to Heads of Terms

Clause 4 in the Heads of Terms under Recommendation 1 shall be amended to read 'The Owners shall provide the Local Planning Authority with a Bond to the sum of **£209,000** prior to implementation of the Permission.'

The reference to Head of Planning and Development management in the recommendations should read Assistant Director of Planning and Development Management.

Amend RECOMMENDATION IV to read:

That if the above agreement has not been completed and agreed by the 19th January 2012, unless otherwise agreed in writing, the Assistant Director of Planning and Development Management REFUSE the application ref: H/02883/11 under delegated powers for the following reasons:

The development does not incorporate a formal undertaking to demolish the existing Clubhouse and associated buildings and the development would therefore constitute inappropriate development, which is not justified by very special circumstances, detrimental to the purpose and functions of the Green belt, contrary to policies GBEEnv1, GGreenbelt, O1 and O2 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

STONEGROVE AND SPUR ROAD ESTATES

Reference: H/03635/11

Address: Stonegrove and Spur Road Estates, Edgware, Middx, HA8 8BT

Change to wording of Recommendation

Part 2 of the recommendation shall be amended as follows:

That upon completion of the Deed of Variation, the Assistant Director of Planning and Development Management approve the planning application reference H/00342/09 under delegated powers subject to the following conditions (with such detailed amendments to the wording of the conditions as the Assistant Director of Planning and development Management may consider to be reasonable and necessary):

Changes to Conditions

Following the writing of the committee report, it has been decided that the original conditions should be followed as closely as possible with minimal alteration. The new planning permission decision notice will be read in conjunction with schedules setting out the conditions that have previously been discharged for the phases which have now been constructed. The detailed amendments to conditions which are set out in the committee report are therefore to be superseded by the following condition wording. As per the committee report, the main change is that the conditions have been updated to include the correct phasing plan reference number. Other minor drafting changes are proposed to clarify the wording of some conditions to allow information to be submitted on a phase by phase basis.

- 1 The development to which the full detailed planning permission relates, as shown on plan entitled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006 shall be begun not later than the expiration of three years beginning with the date of decision.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Prior to the submission of reserved matters, being scale, appearance and landscaping (hereafter called the reserved matters) for each phase as

identified on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), design codes shall be submitted to and approved in writing by the local planning authority. Each design code and shall be substantially in accordance with the Stonegrove and Spur Road Estate :Design Statement dated August 2007 and shall include:

- A three dimensional masterplan of that phase and its adjoining phases that shows clearly the intended arrangement of spaces and buildings, including massing, orientation, distribution of uses, densities, building lines and spaces;
- The design principles for that phase including information on dwelling types, palette of materials, parking, and information on the protection of residential amenity including privacy and overlooking;
- An assessment showing that each phase has been designed to accord with the BRE “Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice”; and
- An assessment against the criteria established by Secure by Design and the Council’s SPG “Designing to Reduce Crime”.

Reason: To ensure that design codes set sufficiently detailed design standards against which to assess reserved matters applications and to ensure a satisfactory appearance to the development.

- 3 Applications for the approval of the reserved matters for which the outline planning permission relates, as shown on plan entitled ‘Hybrid Planning Application Boundaries’ ref.10930_MP_33 Rev E dated July 2006 shall be made to the local planning authority before the expiration of three years from the date of this permission and shall be in accordance with the approved Design Code of that zone.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.

- 4 The development to which the outline planning permission relates, as shown on plan titled ‘Hybrid Planning Application Boundaries’ ref.10930_MP_33 Rev E dated July 2006, shall be begun either before the expiration of five years from the date of this grant of outline planning permission or before the expiration of two years from the date of the approval of the last reserved matter, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.

- 5 The phasing of the development hereby approved shall be carried out in accordance with approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority). No development shall commence until the timing of the phasing of the development as shown on this plan has been submitted to and approved by the local planning authority, and shall thereafter be implemented in accordance with the approved scheme.

Reason: To ensure that the development is carried out in appropriate phases.

- 6 No development hereby permitted within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall take place until details of scale, appearance and landscaping within that phase have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In order that the Local Authority is satisfied with the details of the proposed development.

- 7 Reserved matters applications pursuant to this permission shall be made in accordance with the following plans and documents approved by this application unless otherwise agreed in writing with the local planning authority. The development shall be implemented in accordance with such details as approved.

1. Environmental Statement dated August 2007
2. Environmental Statement Addendum dated January 2008
3. Environmental Statement Non Technical Summary dated August 2007
4. Planning Statement dated 31 August 2007
5. Sustainability Statement Rev.A dated January 2008
6. Energy Strategy Edition 10 dated February 2008
7. Access Statement dated 31 August 2007

Masterplan phasing plan ref: 10930 MP 243-C dated 25 August 2011

9. Maximum parameter heights ref: 10930_MP_01F
10. Tree protection plans references: SA001; SA002; SA003;
11. Masterplan layout and access: 10930_MP_31 Rev E
12. Masterplan uses
13. Zone 1 Plans and Elevations. Plan references:
2179-1001-P01; 2179-1002-P01; 2179-1003-P01; 2179-1004-P01;
2179-1005-P01; 2179-1006-P01; 2179-1007-P01; 2179-1008-P01;
2179-1009-P01; 2179-1010-P01

Reason: To ensure that the development accords with the outline planning permission.

Development Approved

- 8 The maximum number of dwellings to be developed on the application site (the land which is subject to both the detailed and outline planning permission) shall not exceed 937 unless otherwise agreed in writing with the Local Planning Authority.

Reason: The development of the site is the subject of an Environmental Assessment and any alteration to the layout or land use, which is not substantially in accordance with the Masterplan, may have an impact which

has not be assess by that process.

Highways Infrastructure, Parking and Servicing

- 9 The layout of the development hereby approved shall be carried out in substantial accordance with Sprunt Drawing 'Masterplan Ground Floor Plans' drawing ref: 10930_MP_31 Rev E and the plan titled 'Access Plans' as contained within the Environmental Statement dated August 2007 unless otherwise agreed in writing with the local planning authority.

Reason: The development of the site is the subject of an Environmental Assessment and any alteration to the layout or land use, which is not substantially in accordance with the Masterplan, may have an impact which has not be assess by that process.

- 10 The development hereby permitted within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not commence until details of vehicular access points into the internal highway layout within the development phase hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with Sprunt Drawing 'Masterplan Ground Floor Plans' drawing ref: 10930_MP_31 Rev E and the plan titled 'Access Plans' as contained within the Environmental Statement dated August 2007. The development shall be implemented in accordance with the details as approved unless otherwise agreed in writing with the local planning authority.

Reason:

In order that the development does not prejudice highway and pedestrian safety or the free flow of traffic.

- 11 No development shall take place within any phase as identified on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until details of the car parking provision and turning spaces for that phase have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such details as approved. No dwelling located within phases 2 to 8 as detailed on the approved phasing plan shall be occupied until the car parking and turning space(s) serving that dwelling has been provided in accordance with the approved details.

Reason: To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

- 12 Prior to the occupation of any residential units located within phases 2 to 8 as detailed on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) ,details of traffic calming measures for managing the road network within a particular zone, in the interests of

efficiency, safety and the environment shall be submitted to and approved in writing by the local planning authority and implemented.

Reason: In the interests of efficiency, safety and the environment.

- 13 The development hereby permitted within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not commence until details of a right turn lane facility from Stonegrove into that development phase along with kerb realignments, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved prior to the occupation of the buildings within those phases.

Reason: In order that the development does not prejudice highway safety or the free flow of traffic.

- 14 The development hereby permitted within phase 1 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not commence until details of median islands and kerb realignment on Spur Road to enforce 'Left in' and 'Left out' traffic movements to and from the new development, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved prior to the occupation of the buildings within that phase.

Reason: In order that the development does not prejudice highway safety or the free flow of traffic.

- 15 The total number of car parking spaces within the entire application site (the land which is subject to both the detailed and outline planning permission) shall not exceed 1000 spaces.

Reason: To ensure that the development does not over-provide car parking spaces and to encourage sustainable travel.

- 16 Prior to the commencement of development a detailed trip assessment is to be submitted and approved by the local planning authority (in consultation with TfL) to enable the junction and bus impacts to be assessed.

Reason: To enable the junction and bus impacts to be assessed.

- 17 Prior to the commencement of development within any phase, the works to be undertaken to existing adopted highways within that phase are to have been approved by the local planning authority following approval of the detailed trip assessment, and implemented prior to the occupation of any of the residential units located within that phase. The development shall be implemented in accordance with such details as approved.

Reason: In the interests of highway and pedestrian safety and the free flow

of traffic.

- 18 Notwithstanding the submitted plans, no development shall commence within any phase as identified on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until details of a scheme for the installation of petrol/oil interceptor(s) in all car parks located within that phase have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved scheme and shall be provided before the car park(s) to which the scheme relates is brought into use.

Reason: In order to prevent oil-polluted discharges entering local watercourses.

- 19 No dwelling shall be occupied within any phase of the development hereby approved until the highway which is intended to serve that dwelling has been constructed in accordance with a scheme which will have been previously submitted to and approved by the local planning authority.

Reason: In the interests of highway and pedestrian safety and the free flow of traffic.

- 20 No dwelling shall be occupied within any phase of the development hereby approved until the applicant has executed the obligations in relation to the off site highways works to the satisfaction of the local planning authority.

Reason: In the interests of highway and pedestrian safety and the free flow of traffic.

- 21 The applicant shall undertake parking surveys in accordance with a scheme to be agreed in writing with the local planning authority to ascertain the demand for parking with a view to reducing the level of parking in the development if necessary.

Reason: To ensure that adequate car parking spaces are provided.

- 22 Prior to development of each phase as detailed on approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), details of a scheme for the provision of facilities for the secure storage of cycles for that phase shall be submitted to and approved by the local planning authority. No dwelling located within the phase to which the approved scheme relates shall be occupied until the cycle storage facilities have been provided in accordance with the approved plans.

Reason: In the interests of promoting cycling as a mode of transport in accordance with Policies M4, M5 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Drainage

- 23 No development shall commence within any phase as identified on the approved phasing plan ref: 10930 MP 46 - Rev.C dated 14 January 2008 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until a Drainage Strategy detailing any on and/or off site drainage works has been submitted to and approved by the local planning authority for that phase. No discharge of foul or surface water from the site shall be discharged into the public system until drainage works referred to in the Strategy have been completed in the phase in which they are located.

Reason: In order to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impacts upon the community.

- 24 Prior to the commencement of each phase a scheme relating to the disposal of surface water drainage and source control measures for the phase in which the scheme will serve shall be submitted to and approved by the local planning authority. The submitted details shall be in accordance with the addendum to the Flood Risk Assessment from RPS ref: JER7306 dated 17 January 2007. No dwelling located within the phase to which the scheme relates shall be occupied until the scheme has been implemented in accordance with the approved details.

Reason:

To ensure that surface water discharge for the site shall not be detrimental to the existing sewerage system.

Detailed Planning Permission (Zone 1)

- 25 Prior to the occupation of any dwelling located on land to which the full planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006, car parking provision as shown on the approved plans shall be provided and be ready for use and shall thereafter be so maintained.

Reason: To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

- 26 The facilities for the storage of cycles on land to which the full planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006 shall be implemented in accordance with the approved plans and shall be provided before any dwelling hereby approved is occupied.

Reason: In the interests of promoting cycling as a mode of transport in accordance with Policies M4, M5 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

- 27 Phase 1 of the development hereby permitted, as identified within the approved phasing plan ref: 10930 MP 46 - Rev.C dated 14 January 2008 (or

any subsequent amendments to it that have been agreed in writing by the local planning authority), shall be carried out in complete accordance with the 'Written Scheme of Investigation for Archaeology Evaluation (for the Phase 1 Development)' dated December 2007 prepared by RPS Planning and Development. Any mitigation measures / details of further work as identified within the Evaluation shall be submitted to and approved by the local planning authority and shall be implemented in full prior to any development or demolition commencing within the boundary of Phase 1, or unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that potential archaeological remains are recorded.

- 28 No development shall commence within Zone 1 (the part of the site to which the detailed planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) until a detailed scheme of landscaping relating to that zone has been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details and shall be completed during the first planting season following completion of the development located within that zone. This plan shall include the identification of locations for the replacement of trees and shrubs and a schedule of the type, species and maturity of these (including semi mature trees).

Reason: To ensure a satisfactory appearance to the development.

- 29 No development shall commence within Zone 1 (the part of the site to which the detailed planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) until samples of the materials to be used in the external surfaces and hard surfaced landscaped areas of the development hereby approved have been submitted to and approved by the local planning authority. The development shall be constructed in accordance with the approved materials.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenities of the locality.

- 30 No development within Zone 1 (the part of the site to which the detailed planning permission relates as shown on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) shall commence until details of a scheme for external lighting, including the phasing of its installation has been submitted to and approved by the local planning authority. No dwelling located within zone 1 shall be occupied until the external lighting which is located adjacent to that dwelling has been provided and is in operation in accordance with the approved scheme.

Reason: In the interests of neighbouring residential amenity and the safety and security of residents within that phase.

Landscaping, Open Space and Ecology

- 31 No development shall commence within zones 2 to 8 as identified on plan

titled 'Masterplan Zones' reference 10930_MP_10 Rev E dated 23/03/2007 as contained within the Planning Statement (ref: JLH0446) dated 31 August 2007, until details of a landscape masterplan for the site to which the outline planning permission relates (as shown on the plan titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details. This plan shall include the following:

- The identification of trees which are to be retained;
- The identification of locations for the replacement of trees and a schedule of the type, species and maturity of these (including semi mature trees);
- The landscape strategy and design objectives for the site as a whole; and;
- The palette of landscaping (hard and soft) materials and planting that will inform reserved matters within each phase.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

- 32 A programme of archaeological work, relating to the phase in which it is located (excluding zone 1) as shown on the approved phasing plan 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) which is substantially in accordance with paragraphs 8.74 to 8.78 of the Environmental Statement dated August 2007, shall be submitted to and approved by the local planning authority before any development or demolition is commenced within the phase to which the programme relates. Any archaeological mitigation / investigation measures or work identified shall be implemented in full accordance with the approved details with the final archaeological report being submitted to and approved by the local planning authority before any development or demolition located within the zone to which the report relates commences.

Reason: To ensure that potential any potential archaeological remains are recorded.

- 33 Prior to the commencement of development for each phase as shown on the approved Phasing Plan the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) a scheme for hard and soft landscaping (in general conformity with the Rummey Design 'Trees, Planting and Biodiversity Strategies' document Revision A dated August 2007 submitted as part of this planning application) for that phase shall be submitted to and approved in writing by the local planning authority. The details of landscaping shall include the following:

- the position and spread of all existing trees, shrubs and hedges to be retained;
- details of any proposed topping or lopping of any retained tree;

- a plan showing the location of, and allocating a reference number to, each existing tree which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- details of the species, diameter (measured in accordance with paragraph (iii) above, and the approximate height, and an assessment of the general state of health and stability, of each retained tree;
- new tree and shrub planting including species, plant sizes and planting densities;
- means of planting, staking and tying of trees, including tree guards;
- existing contours and any proposed alterations such as earth mounding;
- areas of hard landscape works including paving and details, including samples, of proposed materials;
- trees to be removed;
- details of how the proposed landscaping scheme will contribute to wildlife habitat (ranging from ground cover to mature tree canopy), to the satisfaction of the Local Planning Authority;
- Timing of planting within each phase.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

- 34 Notwithstanding the submitted plans, prior to the commencement of each phase as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) an open space strategy for that phase shall be submitted to and approved by the local planning authority. The strategy shall include details of the location, size and timing of provision of the open space and shall thereafter be so maintained unless otherwise agreed in writing with the local planning authority.

Reason: In order to ensure the appropriate provision of open spaces throughout the development.

- 35 Prior to commencement of development in any phase as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), temporary fencing shall have been erected around existing trees which are to be retained in accordance with details to be submitted and agreed in writing by the Local Planning Authority. These details shall include protection to any retained tree outside of the phase boundary that may be affected by construction access and associated works. The details shall conform with BS 5837:2005 Trees in Relation to Construction. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature.

- 36 If within a period of five years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed uprooted or destroyed or dies another tree of the same species and size as that originally planted shall be planted at the same place in the next available planting season, unless the otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

- 37 Any existing tree shown to be retained as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development.

- 38 Prior to the commencement of development within any phase identified on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority), details of children and toddler play areas to be provided within the phase to which the submission relates shall be submitted to and approved in writing by the local planning authority. The play area(s) shall be provided in accordance with the approved details within 12 months of the first occupation of any dwelling located within the phase to which the play area relates.

Reason: In order to ensure the appropriate provision of play facilities.

- 39 No development shall commence until an Ecological Mitigation and Management Plan, including ecological enhancements both on and off site has been submitted to and approved by the local planning authority. The Plan should be in accordance with the recommendations laid out in section 7.120 of the Environmental Statement dated August 2007 as updated by the Addendum dated January 2008 and approved as part of this planning permission, and shall be implemented in full and shall thereafter be so maintained, unless any amendments are subsequently agreed in writing with the local planning authority.

Reason: To safeguard any retained ecology on the site.

- 40 No development within each phase as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall commence until a Public Realm Management Plan has been submitted to and approved by the local planning authority for that phase. No dwelling located within the phase, shall be occupied until the approved Plan relating to that zone has been implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

Community Facilities

- 41 No development or demolition within Phase 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall commence until detailed plans for that phase of a new community building(s) (including location plans, elevations and floorplans) together with a Community Buildings Phasing Plan setting out when they are to be provided and when they will be available for use have been submitted to and approved by the local planning authority. This plan shall include details of the following:

Hours of opening;
Uses;
Booking arrangements;
Pricing structure;
Management arrangements; and
Monitoring arrangements for the Plan

The buildings shall be constructed in accordance with the approved details and shall be available for first use when stated in the approved Community Buildings Phasing Plan.

Reason: To ensure that adequate community facilities are provided in the development.

- 42 The new Community Centre shall have a minimum gross external floorspace of 440sqm and be located on the new central public square as shown drawing titled 'Proposed Development' ref: 2.1 dated August 2007 as contained within the ES dated August 2007 (unless an alternative location is agreed in writing with the local planning authority).

Reason: To ensure that community facilities are provided in accordance with the approved outline application.

- 43 Before the development of any community building commences, samples of materials to be used in the external surfaces of the community building(s) shall be submitted to and approved by the local planning authority and they shall be constructed in accordance with the approved materials.

Reason: To ensure a satisfactory appearance and setting for the proposed development and to ensure that it enhances the visual amenity of the area.

Construction

- 44 Prior to commencement of development within each phase hereby approved on phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) a Construction Methods Statement and Environmental Management Plan shall be submitted to and approved in writing by the local planning authority, which is substantially in accordance with paragraph 6.72 of the Environmental Statement dated August 2007.

The development shall thereafter be implemented in accordance with the approved details. This statement shall include:

- i) details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- ii) details of the routing of construction vehicles to the site and access and egress arrangements;
- iii) details of construction lighting and parking;
- iv) the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- v) a suitable and efficient means of suppressing, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vi) measures to recycle materials on the site;
- vii) a strategy for the timing and operation of construction works to minimise disturbance to adjoining neighbours;
- viii) details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition, including details of public art to be displayed on the hoardings;
- ix) agreement on and continuous assessment of permitted noise levels emanating from the boundary of that phase of development;
- x) mitigation measures for all plant and processors;
- xi) contractors parking plan;
- xii) appointment of a Community Liaison Officer together with details of their duties / tasks and length of appointment; and
- xiii) demolition method statement.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 45 The works required to implement the development hereby approved shall only be carried out between the hours of 07.30 to 18.00 on Mondays to Fridays and 08.00 and 13.00 on Saturdays, and not at all on Sundays, Bank or Public Holidays, unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

Ground Contamination

- 46 Prior to the development within phases 2 to 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) other than for investigative work for each phase:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all

potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicates no risk of harm, development shall not commence until the study has been approved in writing by the Local Planning Authority.-

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken;
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. If the risk assessment and refined Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure Satisfactory treatment of the site and to protect the amenities of potential future occupiers.

- 47 Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure Satisfactory treatment of the site and to protect the amenities of potential future occupiers.

Noise, Odour and Air Quality

- 48 Prior to the occupation of each phase, details of any plant and air conditioning equipment associated with each respective building within that phase, and the specific noise levels of any noise generated by reasons of the plant and air conditioning equipment proposed, together with any noise attenuation measures, has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the commencement of use of each respective building.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 49 The development hereby approved shall be constructed so as to provide sound insulation against externally generated noise and vibration so that the level of noise in the habitable rooms shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am. Dwellings shall also be provided with double glazing and additional means of ventilation so that the windows and other openings can be kept closed. A scheme for any mitigation measures shall be submitted to and approved by the local planning authority prior to the phase of the development to which the mitigation measures relate commences. Any approved mitigation measures shall be implemented in full before any of the units to which those mitigation measures relate are occupied.

Reason: To ensure that the amenities of potential future occupiers of the development are not prejudiced.

- 50 Before the phase within which the biomass and CHP plant are located as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not begin until details of an air quality strategy for monitoring and reporting of the existing air quality of the site and the air quality following completion of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved mitigation strategy.

Reason: To ensure that the amenities of neighbouring residents and potential future occupiers of the development are protected from poor air quality arising from the development.

- 51 The development hereby permitted at phase 2 and 8 as shown on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall not begin until details of an air quality strategy for monitoring and reporting of the existing air quality of the site and the air quality following completion of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved mitigation strategy.

Reason: To ensure that the amenities of neighbouring residents and potential future occupiers of the development are protected from poor air quality arising from the development.

- 52 No development shall commence for each phase as shown on approved phasing plan ref: 10930 MP 46 - Rev.C dated 14 January 2008 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) until a scheme which identifies the mitigation effects of wind as identified in the Environmental Statement dated 2007 and Addendum 2008 has been submitted to and approved by the local planning

authority. No dwelling located within any particular phase shall be occupied until the approved mitigation measures relating to that phase have been installed in accordance with the approved plans and shall thereafter be so maintained unless otherwise agreed in writing with the local planning authority..

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and potential future occupiers of the development.

Housing

- 53 The development hereby approved, (both that which relates to the outline and detailed planning permission as identified on drawing titled 'Hybrid Planning Application Boundaries' ref.10930_MP_33 Rev E dated July 2006) shall provide for a minimum of 417 units of affordable housing or unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that adequate affordable housing is provided by the development in accordance with Policy H5 of the London Borough of Barnet Adopted UDP (2006).

- 54 No development shall commence until a scheme for liaison with existing on site residents regarding the decanting of those residents during the construction period has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved scheme, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of existing residents.

- 55 All of the residential dwellings within the development hereby approved shall be built to lifetime homes standards.

Reason: To comply with the requirements of Policy H13 of the London Borough of Barnet Adopted UDP (2006).

- 56 A minimum of 10% of the residential dwellings within the development hereby approved shall be built to wheelchair housing standards or easily adaptable for residents who are wheelchair users.

Reason: To comply with the requirements of Policy H14 of the London Borough of Barnet Adopted UDP (2006).

Sustainability

- 57 No phase of development hereby permitted as identified on the approved phasing plan ref: 10930 MP 243-C dated 25 August 2011 (or any subsequent amendments to it that have been agreed in writing by the local planning authority) shall be commenced until a sustainability framework for that phase that satisfactorily applies the principles of the approved

Sustainability Strategy dated January 2008, has been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved framework unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the development is sustainable and complies with Strategic and Local policies.

- 58 All residential accommodation hereby approved shall be built to Code for Sustainable Homes Level 3 standards. Before the occupation of each phase, the applicant shall submit certification to demonstrate that Code Level 3 has been achieved.

Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies.

Refuse Storage

- 59 No building or dwelling shall be occupied until a strategy for the provision of space and facilities for the separate storage and collection of waste for re-use and recycling within each building have been submitted to and approved in writing by the local planning authority and until the approved works have been implemented within each respective building. The strategy shall include the provision of a waste audit covering the removal and disposal of all waste arising from the construction and operation of the development. Such an audit shall be maintained for regular inspection by the Council. The works undertaken in accordance with this strategy shall thereafter be retained and kept free of obstruction and available for those purposes within each building.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 60 No building shall be occupied until details for the provision of refuse storage to serve each building have been submitted to and approved in writing by the local planning authority and until the approved works have been implemented within each respective building. The approved details shall thereafter be retained and kept free of obstruction and available for refuse storage within each building.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

Comments from the Environment Agency

The Environment Agency have confirmed that they have no objections to the application to renew the outline planning consent for the regeneration of Stonegrove and Spur Road Estates.