

<u>Meeting</u> Housing and Growth Committee
<u>Date and time</u> Tuesday 17th January, 2023 At 7.00 pm
<u>Venue</u> Hendon Town Hall, The Burroughs, London NW4 4BG

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5	Public Questions and Comments (if any)	3 - 12

Allan Siao Ming Witherick
allan.witherick@barnet.gov.uk

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Item 15 Brent Cross Town Update	Resident	Comment	Answers
New Station	Gina Emmanuel	<p>I note again that no date has been set yet for the new station opening. This is causing a number of difficulties for residents of Brent Terrace and others. These difficulties have been explained a number of times, but little headway has been made. Residents have requested that Claremont Park be open longer hours (from 5am) so that dog walkers can use the park early in the morning.</p>	<p>The new date for the station will not impact the current access arrangement between Brent Terrace and Tilling Road and the current 24hr route will remain open to residents.</p> <p>The Brent Cross Town team are aware of the request from residents to open Claremont Park earlier in the morning and are currently reviewing this.</p>
		Questions	
Clitterhouse Playing Fields	Gina Emmanuel	<p>1. Please explain who will manage the park when it has been refurbished.</p> <p>I understand that there will be 2 groups, one of whom will be a Board of Directors. Please state who will sit on the Board of Directors and how many members it will have.</p> <p>As I understand it, one member of the 2nd group (consisting of a wide group of residents and various organisations) will sit on this Board to represent the residents.</p>	<p>This is correct. There will be a Board of Directors responsible for the governance and decision making of the playing fields. There will also be a separate Community Consultative Forum consisting of representatives from the local community that are users of the playing fields (both non-sporting and sporting) and other key local partners.</p> <p>The Board of Directors will appoint the appropriate organisation(s) to undertake the maintenance and day to day management of the playing fields and its facilities. The organisation(s) will be selected during construction works and prior to the playing fields opening.</p> <p>The individuals of the Board of Directors are yet to be confirmed. The Board will consist of a local councillor, a senior council officer, representatives of the Brent Cross Town Estate Management Company, an independent chair and a representative from a community consultative forum.</p>

Clitterhouse Playing Fields	Gina Emmanuel	<p>2. How much is it forecast to cost per annum to maintain CPF and Claremont Park? How much is it forecast to make per annum on the pay to play items on the CPF?</p>	<p>Claremont Park is being maintained by the Brent Cross Town development and all costs are being borne by the Brent Cross Town development.</p> <p>Clitterhouse Playing Fields is not set up to generate a profit. The revenue generated by the Clitterhouse Playing Field facilities will contribute to the ongoing maintenance costs of the whole playing fields, which includes the cleaning, security and landscape maintenance. We would not want to publish forecasts for Clitterhouse Playing Fields as the services have not yet been procured.</p> <p>The governance structure for Clitterhouse Playing Fields will be set up so that any surplus revenue which is generated will be recycled back into the playing fields for the benefit of all users. The Council will retain ownership of Clitterhouse Playing Fields throughout construction and on completion of the improvement works.</p>
Clitterhouse Playing Fields	Gina Emmanuel	<p>3. Please explain why the Purbeck Drive entrance to CPF was not included in the current planning application.</p>	<p>The Purbeck Drive entrance is public highway. It is included within the boundary of the outline planning permission (s73 Permission), and the plans approved in 2015 as part of the Reserved Matters Application included removing the roadway and adding new planting and a footpath in this area.</p> <p>The decision was made not to include this section of Purbeck Drive in the application boundary for Clitterhouse Playing Fields following conversations with residents of the Golders Green Estate, who raised specific issues, particularly around anti-social behaviour.</p> <p>It was decided instead to progress a separate, more focussed design process with residents to ensure that any proposals for this area address the existing issues as far as possible. This decision could have been better communicated to the residents.</p>
Clitterhouse Playing Fields	Gina Emmanuel	<p>4. Please state the current size of CPF and how much green space will be added to</p>	<p>The site measurement survey approved under application 14/07888/CON in 2015 as a requirement of Condition 2.3 of</p>

		<p>it. Please provide graphics showing these current size and added green space.</p>	<p>the s73 Permission, confirmed the area of the existing Clitterhouse Playing Fields to be 17.63ha.</p> <p>Under the planning permission for the Brent Cross Cricklewood regeneration programme, the Clitterhouse Playing Fields improvements is required to comprise an area of no less than 18.02 ha.</p> <p>See the diagram Figure 1 below, which illustrates the difference between the red line boundary of Clitterhouse Playing Fields and the area within the 2015 approved Reserved Matters Application. The area adjacent to former Hendon Football Club site, which wasn't part of Clitterhouse Playing Fields was not counted in the 2015 area measurement.</p> <p>The application boundary for the current planning application for Clitterhouse Playing Fields extends to an area of 18.08ha.</p> <p>See extract below (Figure 2) which has been extracted from the Landscape and Design Statement which was submitted as part of the Clitterhouse Playing Fields drop in application.</p> <p>The change to the area of Clitterhouse Playing Fields in the current planning application is as a result of more precise measurements of the area of Clitterhouse Playing Fields. There is no change to the physical boundary of Clitterhouse Playing Fields being proposed for improvement.</p> <p>The planning requirement for improvements to Clitterhouse Playing Fields does not stipulate any requirement for the provision of a specific quantum of green space: it is referred to as open space and the area references are detailed above. The s73 planning permission refers to Clitterhouse Playing Fields as a Community Park, within which a nature</p>
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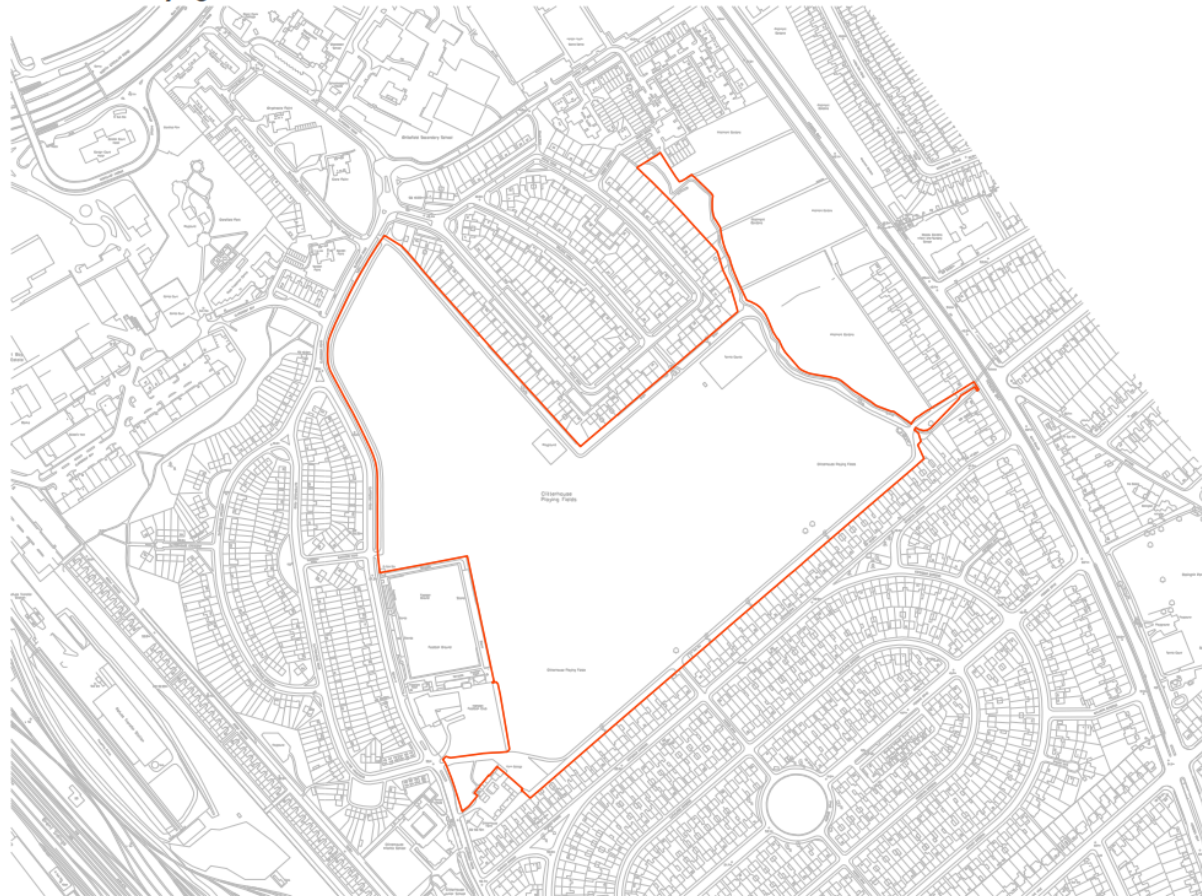
			<p>park and three green corridors are to be provided. The s73 Permission notes that a range of recreational and sports facilities are to be provided within a landscape of open grass spaces, avenue and woodland planting, generous paths, extensive play facilities and improved community facilities.</p>
Clitterhouse Playing Fields	Gina Emmanuel	<p>5. Please provide graphics showing current green space in general on the Brent Cross Town development site and where any green space will be added. Please state how much green space is to be added to what is currently in this area.</p>	<p>The planning approval for the Brent Cross Cricklewood scheme does not make a requirement solely for the provision of green space or give a definition of green space. All answers refer to public open space (both green and civic) in line with the planning approval.</p> <p>The Brent Cross Cricklewood scheme will deliver 34.22ha of public open space, both green and civic, exceeding the existing provision of 25.46 ha of open space within the regeneration area. Therefore, there will be an overall increase in public open space (both green and civic) of 8.76ha.</p> <p>Parameter Plan 003 (extract in Figure 4 below) shows the location of required public realm (green spaces and civic spaces) to be delivered within Brent Cross Town (and the wider Brent Cross Cricklewood regeneration scheme).</p> <p>Table 5 of the Revised Design and Access Statement within the s73 Permission set out the schedule of existing and proposed open spaces. The delivery of Principal Open Spaces is governed by conditions to the s73 Permission and obligations within the S106 Agreement.</p>
Clitterhouse Playing Fields	Gina Emmanuel	<p>6. Please supply referenced, exact, detailed figures used by the Joint Venure Partnership for the Brent Cross Town development, for the amount of green space required per head of population.</p>	<p>The s73 planning permission for Brent Cross Cricklewood scheme requires an additional 8.76ha of public open space to be provided across the regeneration area.</p> <p>There are also specific requirements with regards to the amount of play space required to be delivered and the amount of private amenity space to be delivered for new housing within the development.</p>

			<p>The quantum of existing and proposed open space (both green and civic) across the regeneration area was fully assessed as part of the original outline planning application (reference C/17559/08) and the s73 application (F/04687/13) and also through the Environmental Statement that supported these applications.</p> <p>In addition to providing an increase in the total quantum of public open space, the development will also deliver improvements to quality of open spaces within the regeneration area.</p>
Clitterhouse Playing Fields	Gina Emmanuel	<p>7. Has the Committee been made aware that residents employed a lawyer and independent experts to produce reports which differ widely to those used by Related Argent?</p>	<p>As part of the representations made to the current planning application for Clitterhouse Playing Fields (reference 22/5617/FUL) a response has been received from solicitors acting for local residents. The letter raises comments and information that will be considered as part of the Local Planning Authority's review and assessment of the application.</p>



Figure 1:

Brent Cross Cricklewood Planning
Pre RMA Condition 2.3
3.0 Clitterhouse Playing Fields - 17.6 Ha



Key
 Area measured from 2009 OS base
 Existing Clitterhouse Playing Fields Area: 17.6 Ha

Revision	Description	Drawn by	Checked by	Date
A	Pre Planning - 2009 OS used	JR	ES	15.08.14
B	Final Comments - Areas added based on Pre-Discharge CP Condition	WH	GS	15.08.14



Macgregor • Smith Landscape Architecture			
project	B/C - Rowing	drawn by	JR
status	Discharge CP Condition	checked by	ES
file	1065-01-G537D-Open Space-140814	date	15.04.14
zoom	1:2000000	scale	1:2000000
drawing No	106501-021	revision	B

1065-01-G537D Site Measurement of Open Space -
 Revision D - 08.12.2014

Macgregor • Smith
 Landscape Architecture

Figure 2 Measurement of Existing Open Space - Clitterhouse Playing Fields from application 14/07888/CON approved in 2015

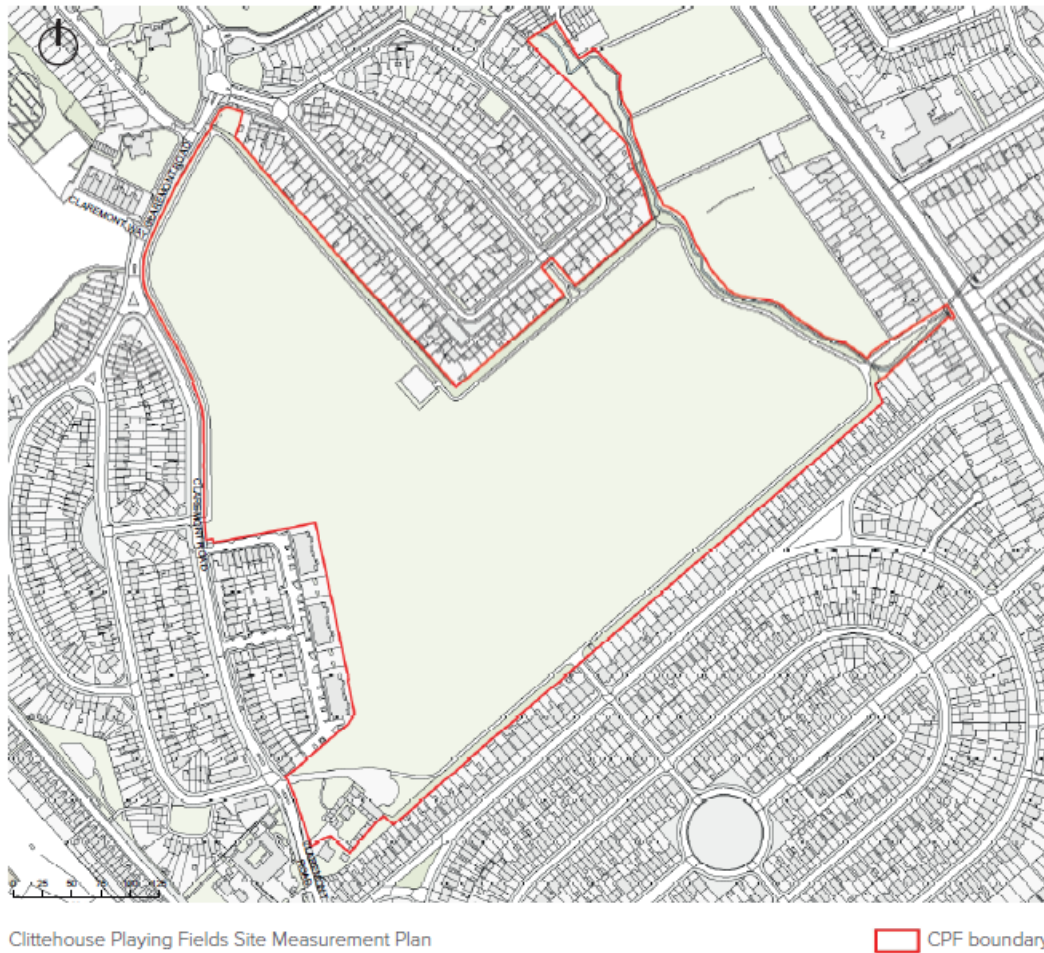


Figure 3 Red line boundary from current application for Clitterhouse Playing Fields

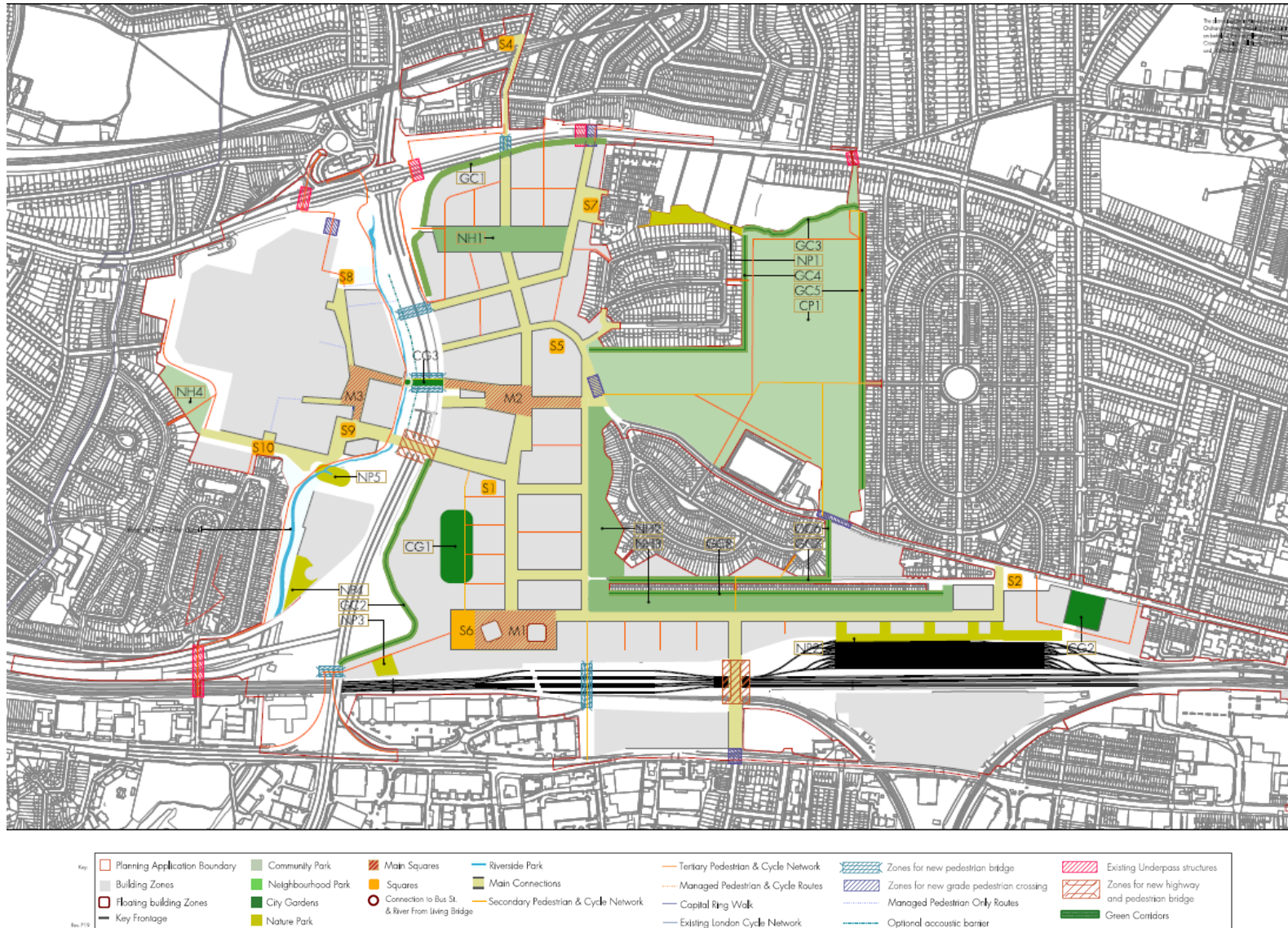


Figure 4 Extract from Parameter Plan 003 – Public Realm and Urban Structure_Rev 19 taken from the Section 73 planning permission for BXC

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