

**LOCATION:** Clitterhouse Playing Fields and Claremont Open Space,  
Claremont Road, London, NW2

**REFERENCE:** 15/00769/RMA **Received:** 09 February 2015  
**Accepted:** 09 February 2015

**WARD:** Golders Green, West **Expiry:** 12 May 2015  
Hendon and Childs Hill.

**APPLICANT:** Brent Cross Development Partners

**PROPOSAL:** Reserved Matters application within Phase 1A (North) of the Brent Cross Cricklewood Regeneration area, submitted pursuant to conditions 1.2.1.A, 2.1 and for the part discharge of condition 13.1 of Planning Permission F/04687/13 dated 23 July 2014 for the comprehensive mixed use redevelopment of Brent Cross Cricklewood, relating to Layout, Scale, Appearance, Access and Landscaping for the Open Spaces of Clitterhouse Playing Fields and Claremont Park, including the provision of a sports pavilion, maintenance store and associated car parking. Application is accompanied by an Environmental Statement Further Information Report.

---

## 1. APPLICATION SUMMARY

The proposal is a Reserved Matters Application for improvements to Clitterhouse Playing Fields and Claremont Open Space (which will become Claremont Park).

It includes the provision of enhanced open space, play areas, playing fields, a sports/park pavilion, maintenance store and office, ground re-profiling, improved site drainage, Clitterhouse Stream enhancements, revised access arrangements, car parking and associated landscaping works and boundary treatment under the Brent Cross Cricklewood Regeneration Scheme.

The application was submitted in January 2015 as part of a suite of applications for Phase 1A (North). Four separate RMAs were submitted covering the following:

- Development Plots 53 and 54, Brent Terrace (Reserved Matters consent granted on 9 June 2015);
- Clitterhouse Playing Fields and Claremont Park Open Spaces (subject to consideration by this committee);
- Central Brent Riverside Park; and
- Infrastructure (resubmitted in June 2015 and under consideration)

The proposal relates to works at both Clitterhouse Playing Fields and Claremont Park in the southern half of the regeneration area. The improvements to Clitterhouse Playing Fields will be delivered in two stages, (Clitterhouse Playing Fields Part 1 and Part 2). The current Reserved Matters Application (RMA) relates only to the works proposed under Part 1 although it will be noted that the site profiling and drainage works for Clitterhouse Playing Fields extend into an area that falls under Part 2 development to provide a temporary site profile in this area; this will minimise future disruption to this area and also provide a temporary site solution to address delivery of these elements through different phases.

The Part 2 works comprise the provision of artificial surface and multi-use pitches to the north east corner of the park to compensate for the loss of the existing artificial pitches linked to Whitefield School. In addition, the balance of the enhancement works to the Clitterhouse Stream corridor, including a wildlife pond, is included in the future Part 2 works. The Clitterhouse Playing Fields Part 2 works will be subject of a future RMA.

A separate application has been made against condition 2.4 and 2.5 of permission F/04687/13 to make minor changes to the content of the approved Development Specification Framework (DSF), Design and Access Statement (DAS) and Design Guidelines (DG), incorporating changes to Parameter Plan 012 for Clitterhouse Playing Fields as brought about through the submitted Phase 1A (North) RMAs. This condition application (Ref: 15/00664/CON) is also in front of the Committee for consideration. The changes to the approved Parameter Plan 012 sought under application 15/00664/CON are:

- General location of community play space moved from north of former Hendon FC to the east;
- Changes in proposed site levels;
- Retention of Clitterhouse Farm Buildings;
- Repositioning of the car park area to serve the park;
- Increase in the extent of defined multi-use games area; and
- Repositioning of the proposed maintenance store and office (albeit the Section 106 allows for a maintenance store to be built up to a 1000m<sup>2</sup>).

Initial assessment of the RMA application documents necessitated a number of subsequent minor amendments, including clarifications and minor changes following statutory consultation. The applicants submitted their revised proposals on 18<sup>th</sup> May 2015. The revisions have been subject to further statutory consultation.

The application is for approval of detailed matters reserved under the 2014 Section 73 outline planning permission (the '2014 S73 Consent'). The proposals are consistent with the earlier planning approval and accord with Development Plan and national planning policy and guidance.) It is

acknowledged that some elements of detail are still to be confirmed and further planning conditions are recommended to secure important details

This submission provides details of the layout, scale, appearance, access and landscaping of the proposed parks, open space provision, sports pitches and the two potential buildings that are proposed to house the park pavilion and maintenance store. The proposals are in accordance with all the parameters and principles (as may be revised under application 15/00664/CON) relevant to specific open space, sports facilities and play area provision.

It should be noted that Sport England have objected to the proposed layout of Clitterhouse Playing Fields as contained in this application on the grounds that it results in i) a reduction in the area available as formal playing pitches ii) the location and configuration of the pavilion iii) the orientation of the pitches. A response to this objection is included later in this report. Officers have carefully considered Sport England's comments but consider that the reduction to the area of formal playing pitches proposed between the illustrative layout at the outline stage and the pitch layout proposed in this Reserved Matter Application is minor and has not altered the emphasis from sports provision. These changes from the illustrative layout (at the outline stage) have been made in response to detailed discussions with the Council's Greenspaces officers. The revised layout contained in this Reserved Matter Application complies with the 6.23 hectares for sports pitch provision specified by Schedule 28 of the S106 agreement. The park is currently a significantly under-utilised resource with limited opportunities for recreation and for formal sport. The proposals represent a significant improvement to the quantity, quality and usability of the current sports pitch provision as agreed by the Council's Green Spaces Officer. Officers consider that this has resulted in a more satisfactory overall park layout which has not significantly compromised the area available for playing pitches but allows for a wider range of facilities to be provided which will benefit the wider existing and future communities. Conditions have been suggested to deal with the detail of pitch drainage and the detailed internal layout of the pavilion.

Clitterhouse Farm Buildings are to be retained under this proposal and are to be utilised in part as a park maintenance facility. A community proposal is under development for the Farm Buildings and a number of local residents and community groups have expressed disappointment that the whole of the Farm Buildings will not be retained for community use. This issue is discussed in the main body of this report. It should be noted that detailed proposals for the maintenance facility have yet to be finalised and will be controlled by condition. Any proposals for community use for the remainder of the building will need to be subject to a further planning application once proposals and funding are confirmed.

## 2. RECOMMENDATION

### Recommendation 1

This application is recommended for **APPROVAL** subject to conditions attached in Appendix 1.

### Recommendation 2

Members are asked to approve the consequent changes to Schedule 28 of the S106 (Outline Specification for Clitterhouse Playing Field and Claremont Park) and authorise officers to agree the changes outlined in Appendix 5.

## 3. BACKGROUND

### 3.1 Outline Consent

The principle of development at Brent Cross Cricklewood was first established by way of a site-specific Development Framework produced in April 2004 as Supplementary Planning Guidance (SPG) in accordance with the London Plan. The SPG established a vision to *'to create a new gateway for London and a vibrant urban area for Barnet'*.

The comprehensive redevelopment of the wider Brent Cross Cricklewood regeneration area, including the enhanced open space and sports pitches provision, was subsequently granted planning permission in outline in 2010 under planning permission C/17559/08 (the 2010 permission). Subsequently, this permission was revised under a Section 73 planning application (F/04687/13) which was approved on 23 July 2014 (the '2014 S73 Consent') described below:

*Section 73 Planning application to develop land without complying with the conditions attached to Planning Permission Ref C/17559/08, granted on 28 October 2010 ('the 2010 Permission'), for development as described below: Comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area comprising residential uses (Use Class C2, C3 and student/special needs/sheltered housing), a full range of town centre uses including Use Classes A1 - A5, offices, industrial and other business uses within Use Classes B1 - B8, leisure uses, rail based freight facilities, waste handling facility and treatment technology, petrol filling station, hotel and conference facilities, community, health and education facilities, private hospital, open space and public realm, landscaping and recreation facilities, new rail and bus stations, vehicular and pedestrian bridges, underground and multi-storey parking, works to the River Brent and Clitterhouse Stream and associated infrastructure, demolition and alterations of existing building structures, CHP/CCHP, relocated electricity substation, free standing or building mounted wind turbines, alterations to existing railway including Cricklewood railway track and station and Brent Cross London Underground station, creation of new strategic accesses and internal road layout, at grade or underground conveyor from waste handling facility to CHP/CCHP, infrastructure and associated facilities together with any required temporary*

*works or structures and associated utilities/services required by the Development (Outline Application).*

Both the 2010 and 2014 permissions were subject to Environmental Impact Assessment.

### **3.2 Phasing of the BXC Regeneration Scheme**

The 2014 S73 Consent is a multi-phase scheme for delivery over a period of 16 years.

The 2014 S73 Consent proposes the phased delivery of acceptable comprehensive development for the whole site in accordance with the planning policy.

Phase 1 is proposed to be delivered in sub phases which are divided between north and south. This is to reflect the new delivery responsibilities including the Council's intention to procure a new development partner for the area south of the A406. The sub phases are as follows:

- Phase 1A (North) – this includes all the highways infrastructure to support the northern development including the key highways infrastructure to support the Phase 1 South, such as the improvements to the southern junctions of the A5/A407 Cricklewood Lane and the A407 Cricklewood Lane/Claremont Road Junction improvements. In addition the River Brent re-routeing and Bridge works will be delivered as part of Phase 1A (North), along with the Clitterhouse Playing Fields Part 1 (excluding the Nature Park) and the Claremont Park Improvements. The Living Bridge is included in (and its details will be approved before the commencement of) Phase 1A (North). Under the Revised Section 106 Agreement, its delivery will be triggered by the commencement of Phase 1B (North) and its delivery will be programmed to commence and be completed no later than before the occupation of Phase 1B North plots.
- Phase 1A (South) – A number of highway improvements needed to support Phase 1 of the Southern Development will be provided including the Waste Handling Facility (Diverted Geron Way/A5 junction; Claremont Park Road (Part 1); School Lane Works.
- Phase 1B (North) – This includes all of the plot development on the north side with the exception of the residential development within the Brent Cross West Zone. The sub phase also includes the new bus station, reconfigured shopping centre, Brent Cross Main Square, High Street North and other northern pedestrian routes, as well as elements of the Riverside Park, Sturgess Park Improvements and around 300 housing units. Commencement of this Sub-Phase will trigger the BXP's obligations to deliver the Living Bridge which will link into the buildings and public realm to be provided on the Plots forming part of this Sub-Phase.

- Phase 1B (South) – This includes the Market Square, the Clarefield Park Temporary Replacement Open Space the replacement food store, the Waste Handling facility, the CHP and the new and expanded Claremont School, in addition to more than 1000 residential units.
- Phase 1C – This will include the remaining plot development on the south side.

### **3.4 Phase 1A (North)**

This application is one part of the Phase 1A (North) Reserved Matters applications.

Phase 1A (North) is largely an infrastructure phase. It includes necessary highways infrastructure to support the northern development as well as improvements to critical southern junctions including A5/A407 Cricklewood Lane and the A407 Cricklewood Lane/Claremont Road Junction improvements. The River Brent re-routeing and Bridge works will also be delivered as part of Phase 1A (North), along with the Living Bridge, Replacement Templehof Bridge; Clitterhouse Playing Fields Part 1 (excluding the Nature Park) and the Claremont Park Improvements.

The reserved matters for Phase 1A (North) have been broken down into four separate reserved matters submissions due to the size, scale and complexity of this initial sub phase of the Brent Cross Cricklewood Regeneration scheme.

Four Reserved Matters Applications were submitted to London Borough of Barnet for Phase 1A (North) in January, 2015. As a result however of discussions with the Development Partners, it was agreed that the Infrastructure and Central Brent Riverside Park Reserved Matter Applications would be withdrawn prior to registration whilst their design was progressed further. The two relevant RMAs were submitted in June 2015.

The reserved matters that make up Phase 1A (North) are shown in the table below:

*Table 1.0*

No.	Summary Description	Planning Reference	Status
1.	The residential development of Plots 53 and 54.	15/00720/RMA	Reserved Matters granted on 9 <sup>th</sup> June 2015.
2.	The Open Space Improvements of Clitterhouse Playing Fields (Part 1) and Claremont Park	15/00769/RMA	Subject of this Committee Report.
3.	Open Space proposals for Central Brent Riverside Park	15/03315/RMA	Submitted in June 2015, to be subject of a

			future Committee Report
4.	Infrastructure Proposals including Roads and Junctions, Templehof and Living Bridges and Relocation of the Brent River corridor.	15/03312/RMA	Submitted in June 2015 and to be subject of a future Committee Report.

### **3.5 Pre-Reserved Matters Conditions**

The Section 73 consent ('S73 Consent') for the Brent Cross Regeneration project includes a number of Pre-Reserved Matters conditions intended to establish key principles of the forthcoming development. The majority of these require submission prior to applications for reserved matters being submitted to the Council. Reserved Matters applications are required to accord with commitments and strategies approved under these conditions where relevant.

There remain a number of pre-reserved matters applications which are yet to be approved. The wording of these conditions does not specifically require their discharge prior to the approval of Reserved Matters but in some instances there is a direct material relationship between the details of the reserved matters submission and the principals being captured within the conditions.

Appendix 3 of this report shows those S73 Consent Pre Reserved Matters Conditions for Phase 1A (North) which have relevance to the Open Spaces application but have yet to be formally determined. In some cases this is due to the lack of detail available regarding the outstanding reserved matters for Phase 1A (North); in other instances there remain issues subject to discussion between the development partners and the LPA which have yet to be resolved, a third category includes conditions where agreement has been reached but conditions have yet to be formally discharged. In all of these circumstances those sections relevant to the reserved matters application for Clitterhousee Playing Fields and Claremont Park Open Spaces have been confirmed in discussions between the LPA and the development partners and found to be acceptable.

Condition 1.31 (set out below) allows for the determination of relevant reserved matters applications in circumstances where conditions have yet to be approved:

*“Where in these conditions any document strategy plan or other document or information is required to be submitted prior to any Reserved Matters Application or Other Matters Application required under this Permission, the grant of the relevant Reserved Matters Approval(s) or Other Matters Approval(s) shall be subject to the LPAs prior or simultaneous approval or confirmation (as the case may require) of the relevant document strategy plan or other document or information.*

*Reason: To ensure that an accurate and consistent interpretation is applied in the application and enforcement of these Conditions and the corresponding provisions in the S106 Agreement.”*

As the relevant aspects of these conditions are acceptable to the LPA in the development of the Open Space provision at Clitterhouse Playing Fields and Claremont Park, Members are in a position to make a decision prior to the formal approval of these outstanding conditions.

#### **4. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL**

##### **4.1 Site Description and Surroundings**

The application site comprises Clitterhouse Playing Fields and Claremont Park; both parks are located in the southern development area of the proposed Brent Cross Regeneration development site. The two parks are divided by Claremont Road which runs south to north; Claremont Park runs east to west to the north west of Clitterhouse Playing Fields northern entrance. The realignment of Claremont Road will result in minor changes to the northern entrance of Clitterhouse Playing Fields and eastern entrance of Claremont Park. A new Claremont Park Road will form the northern boundary of Claremont Park.

Clitterhouse Playing Fields currently occupy an area extending to some 17 hectares of amenity grassland. The site is bound by residential properties to the east (Prayle Grove) and the south (Cotswolds Gardens). At the south eastern section the site is bound by the existing Clitterhouse Stream and Prayle Grove to the immediate north. The western boundary is largely with Claremont Road, across which lie existing residential properties. A new residential development at the former Hendon FC ground will also adjoin the park on the western boundary. To the south west of the site is Clitterhouse Farm.

Clitterhouse Playing Fields is a significantly under-utilised resource located to the east of Claremont Road which is identified as Metropolitan Open Land (“MOL”). The area currently comprises extensive areas of undulating grassland, however due to poorly defined and lit access points it is underutilised by local residents. A limited number of sport pitches are currently provided during the summer months, however they are also

significantly under-utilised due to poor drainage and marking out, in addition to a lack of changing facilities.

To the east of Clitterhouse Stream are existing allotments that partially front onto Hendon Way. The park crowns at this mid point, slopes northwards down to the northern gateway and south eastwards towards Clitterhouse Stream. There are a number of existing access points to the park.

The existing Claremont Open Space is considerably smaller in area than Clitterhouse Playing Fields and is more wooded in character. The open space currently acts as a green buffer between residential properties on Clitterhouse Crescent and Claremont Industrial Estate. It is bound extensively by tree and shrub planting with open areas in the midst of the park. The open space is used as a thoroughfare connecting the area at Brent Terrace to Claremont Road and also providing connections direct through to the Industrial Estate.

There are no existing facilities at either Clitterhouse Playing Fields or Claremont Open Space with the exception of the limited playing field provision at Clitterhouse Playing Fields and a small children's play area.

The surrounding area is primarily residential in character although to the north of Claremont Open Space is the industrial estate and generally northwards the land use changes to include Whitefield School, retail parks, the North Circular Road and Brent Cross Shopping Centre. Further to the west of the area there are extensive railway lands. Cricklewood Station served by the Thameslink services lies to the south west.

## **4.2 Proposal**

This reserved matters submission provides details of Layout, Scale, Appearance, Access and Landscaping in relation to Clitterhouse Playing Fields (part 1) and Claremont Park for the provision of enhanced open space, playing fields, a sports/park pavilion, maintenance store and office, ground re-profiling, improved site drainage, Clitterhouse Stream enhancements, revised access arrangements, car parking and associated landscaping works and boundary treatment under the Brent Cross Cricklewood Regeneration Scheme.

The main elements of the development proposal are:

### Clitterhouse Playing Fields (part 1)

- Re-profiling of Clitterhouse Playing Fields to provide improved sports facilities, play areas, park facilities and recreation areas, including temporary profiling for the part 2 park area;
- Water management and site drainage strategy
- 3 senior and 2 junior pitches;
- 2 mini soccer 5-a-side and 2 mini soccer 7-a-side pitches

- 6 tennis courts/Mixed Use Games Areas;
- Informal grass pitches
- Parks Facilities building, including changing and toilet facilities, cafe and outdoor seating area
- Maintenance Store and Office
- Car park provision (total 26 spaces, including 4 accessible spaces);
- Play Area, comprising for different age groups:
  - Swings, springers and see-saw
  - Roundabouts, spinning seats;
  - Play towers, slides and sand pits
  - Rope nets
  - Multi platform climbing tower unit
  - Skate park, parkour area
- Picnic area
- Informal recreation facilities
- Footpath and cyclepath network
- Landscaping and boundary treatment, including tree works, tree planting and new habitat formation;
- Improvements to site ecology
- Primary and secondary gateway provisions
- Vehicular access from Claremont Road to serve the proposed car park.

### Claremont Park

- Enlarged and enhanced open space area
- Terraced layout to utilise change in level
- New gateway entrances
- Pathways and through routes
- Enhanced amenity planting, formal and informal landscaping, tree management and tree planting and boundary treatment;
- Improved habitat areas and site ecology
- Play Area for different age groups, including:
  - Swings, springers, sea saw;
  - Slides, roundabouts, play towers;
  - Rope net, multi platform tower
  - Kickabout area

- Picnic area
- Informal recreation facilities

The area to the north into which Claremont Park extends is currently an industrial estate. The estate will be subject to Compulsory Purchase procedures and the buildings demolished to enable the park to extend.

Initial assessment of the application documents necessitated a number of subsequent minor amendments, including clarifications and minor changes following statutory consultation. The applicants submitted their revised proposals on 18<sup>th</sup> May 2015 thereby endeavouring to address the changes required to the initial application. The changes are encapsulated in the revised drawings package and supporting Design Development Report (DDR); these detail how the open space and its associated facilities will be developed. Condition 2.1 of the 2014 S73 Consent requires all RMAs to be accompanied by an Explanatory Report and a revised Explanatory Report has also therefore been submitted by the applicants. The revisions have been subject to further statutory consultation.

The application consequently is supported by the following amended /additional documents:

- Application Covering Letter (revised May 2015);
- Explanatory Report (revised May 2015);
- Environmental Statement – Further Information Report (additional note added in the revised covering letter)
- Design Development Report (revised May 2015)
- Application Detailed Plans (revised May 2015)
- Sustainability and Energy Statement (revised May 2015)
- Statement of Community Involvement
- Illustrative Reconciliation Plan
- Reserved Matters Transport Report

## **5. MATERIAL CONSIDERATIONS**

### **5.1 Key Relevant Planning Policy**

In this case, the Development Plan comprises the London Plan (Consolidated with Further Alterations since 2011) (March 2015) at the strategic level and, at the local level, Barnet's Local Plan (Core Strategy (2012)) and the Saved UDP Policies GCRICK and C1-C11, which apply to the application site and are supplemented by the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework (2005).

The Council's Development Management Policies DPD (2012) states at paragraph 1.4.3 that it will not apply to planning applications for comprehensive development in the Brent Cross unless and until the Core Strategy is reviewed in accordance with Policy CS2 and Section 20:13 of the Core Strategy.

Detailed consideration of the application against key London Plan and London Borough of Barnet policies can be found in **Appendix 2**. Suffice to state here that the application is considered to be in accordance with Policy. The application is for matters reserved following the grant of the outline planning permission under the 2014 S73 Consent and as such the policy considerations have previously been considered and have been found to have been met.

Clitterhouse Playing Fields is protected Metropolitan Open Land which carries a general presumption against development that would impact on the character of the land. In the current application, the principles of development have already been established and given that the proposals are consistent with the S73 2014 planning permission, (as varied) the application is found to be in accordance with policy.

#### National Planning Policy Framework

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

In March 2014 the National Planning Practice Guidance was published (online) as a web based resource. This resource provides an additional level of detail and guidance to support the policies set out in the NPPF.

### **5.2 Assessment Against Outline Consent**

The RMA must comply with the approved 2014 S73 Consent, or any subsequent variation to that permission. Condition 1.16 requires all RMA to be in accordance with the parameters and principles contained in Development Specification and Framework (DSF), Design Guidelines (DG), a Design and Access Statement (DAS). Also, the proposals are to be in accordance with the text within the Public Realm Open Space Strategy (PROSS) where specifically referenced in the definitions in the 2014 S73 Consent.

The relevant Parameter Plans approved in the DSF, in relation to Clitterhouse Playing Fields and Claremont Park, are 003: Public Realm and Urban Structure and 012: Clitterhouse Playing Fields. The former is development-site wide and shows how the open space provision fits into the wider development, including defining new and existing open spaces and public realm, green corridors and cycle and footpath connectivity. The latter provides enhanced detail of how Clitterhouse Playing Fields should be

developed and sets down the parameters to that development.

The masterplan approved under the 2014 S73 Consent included park provision areas of 18.2 hectares for Clitterhouse Playing Fields and 1.95 hectares for Claremont Park. Claremont Park is proposed to meet the 1.95 hectare target. The park area for Clitterhouse Playing Fields meets the 18.2 hectares requirement through the inclusion of the former Clitterhouse Farm Buildings area, previously excluded from the park open space provision, and the additional land to be formed as park land around the northern gateway.

The proposed development is, subject to the changes proposed under the application under Conditions 2.4 and 2.5 (15/00664/CON – see section 5.4 below), generally consistent with the requirements of the Section 73 2014 planning permission.

### **5.3 Public Consultations and Views Expressed**

#### **Public Consultation**

**2676** local residents were consulted by letter. The application was advertised in the local press on 19th February 2015 and 14 site notices were put up on site on 16/02/2015. The consultation letters allowed a 4 week period to respond with the consultation period expiring on 16/03/2015.

15 letters of objection and 3 letter of support were received in response to this initial consultation.

Following the receipt of amendments and clarifications to the submitted plans 2670 local residents were re-consulted by letter on 22/05/2015. (Duplication was identified resulting to a lower re-consultation number). The letters allowed a two week period for the re-consultation period expiring on 05/06/2015.

18 Letters of objection were received in response to this second consultation process.

A summary of the objections received and officer comments in response can be found under **Appendix 4** of this report.

The consultation process carried out for this application is considered to be appropriate for a development of this nature. The extent of consultation exceeded the requirements of national planning legislation and the Council's own adopted policy.

The S73 Consent includes a requirement under Condition 1.23 for submission of a Public Consultation Strategy This was submitted to the Council and considered under planning reference 14/07891/CON. It was approved on 31 March 2015. The developer's own consultation process are detailed in the Statement of Community Involvement submitted with the Phase 1A (North)

Reserved Matters Submission and accorded with the requirements of the approved strategy.

### Consultation Responses from Statutory Consultees and Other Bodies

#### **Sport England:**

The Sport England letter welcomes the principle of improvements to Clitterhouse Playing Fields, however, they raise a number of comments which can be summarised as follows:

- 1) Sport England consider the submitted scheme to represent a shift in emphasis away from formal pitch sport and a reduction in quantum of playing fields for formal sport from the layout depicted in an illustrative plan within p.113 of the Public Realm and Open Space Strategy (“PROSS”) which was submitted with the 2014 S73 application;
- 2) Sport England consider that the location and specification of the changing pavilion does not place sport at its heart. Furthermore, they consider that the internal layout of the pavilion should be significantly amended to ensure its fit for purpose including providing an even number of changing rooms, changing for official/referees, and lockers external to the changing rooms; and
- 3) Sport England consider that ideally sport pitches should be orientated north-south.

As a result Sport England consider the proposals not fit for purpose for sport and they request that if LBB is minded to grant permission the proposals be referred to the National Planning Casework Unit under the Consultation Direction 2009 and the Mayor of London under the 2008 Order.

#### Officer Comment

- 1) *During the preparation of the proposals for Clitterhouse Playing Fields detailed discussions were held between the applicant and the Council's Greenspaces officers which have resulted in a repositioning of the play areas, car park, tennis courts and pavilion in the park layout submitted with this Reserved Matter Application when compared to the illustrative plan submitted with the 2014 S73 application. This has resulted in a minor decrease in the area available for formal playing pitches although it should be noted that the revised layout contained in this Reserved Matter Application still complies with the 6.23 hectares for sports pitch provision specified by Schedule 28 of the S106 agreement. Officers consider that this has resulted in a more satisfactory overall park layout which will provide facilities for a wider range of the existing and future community and has not significantly compromised the area available for formal playing pitches. The playing pitches will be significantly improved through drainage works which will also allow a longer playing season. The proposals represent a significant improvement to the quantity, quality and usability of the current sports pitch provision.*

- 2) *The location of the pavilion has been carefully considered by officers throughout the pre-application process and it is considered that the proposed location provides a focal point for all activity in the park as it is most central to the greatest number of facilities. Its central location in the park means that it will be overlooked and used by visitors other than just those using the sports pitches which is an important consideration given that the previous sports facilities were vandalised. Changes have been made to the detailed layout of the pavilion following initial discussions with Sport England to include lockers and shower cubicles. However officers share some of Sport England's concerns about the detail of the pavilion layout and a condition is proposed requiring the submission of further details of the internal arrangements of the pavilion, including changing rooms, showers etc, for the written approval of the planning authority.*
- 3) *The proposed sports pitches are orientated broadly north to south and are within the limits of the recommended pitch orientation as set out in Sport England's Natural Turf for Sport Guidance Note. A condition is proposed to deal with the detail of pitch drainage.*

*Sport England's suggestion that referral is required to the Secretary of State and Mayor of London is not relevant in this case as the local planning authority at the Reserved Matter stage is limited to considering the Reserved Matter submitted and is not entitled to refuse a Reserved Matters application on matters determined at the outline stage.*

*Officers consider that the proposed park layout maintains a clear sporting focus whilst also providing facilities that respond to the needs of other park users. The proposal will bring back into active use playing fields that have not been used for a number of years.*

**Environment Agency:**

Raised concerns regarding "localised stream widening", widening the stream would exacerbate existing flow issues. Satisfied with the Landscape and Ecology Management plans which have been submitted in accordance with Condition 27.9 to protect wildlife and improve habitat bio-diversity. Raised no concerns with Water Management Strategy; however, note that further detail will be forthcoming under Condition 1.27 to avoid adverse environmental impact.

Officer Comment

*In response to the Environment Agency's concerns, the applicant has confirmed that their landscaping strategy will not include stream widening and the relevant plans have been updated accordingly.*

**London Fire Brigade:**

No Objection Raised

**Highways Agency:**  
No Objection Raised

**Transport for London:**

TfL identified the cycle and pedestrian route through Clitterhouse Playing Fields and their interest is to promote legible routes. TfL have advised that the underpass beneath the A41 linking into Clitterhouse Playing Fields (designation U4) known as A41/07.80 Ridge Hill Subway requires maintenance improvement works. TfL request that these works are funded by the developers.

Officer Response

*A condition is proposed to require the applicant to develop detailed proposals for the improvement of the underpass in consultation with TFL.*

**Brent:**

No Objection Raised

**Metropolitan Police:**

Raised concerns regarding park safety and security, and to prevent anti-social behaviour. CCTV should be registered and comply with the information commissioners. Proposed design of the pavilion may be attractive to rough sleepers.

Officers Response

*Safety and security issues and anti-social behaviour issues have been carefully considered by the applicant and officers in the developing the detailed design of the parks.*

**Historic England:**

Clitterhouse Playing Fields falls within the Childs Hill Area of Special Archaeological Significance and the first stage of field evaluation – a geophysical survey of Clitterhouse Fields – has been completed. The evaluation has discovered previously unknown heritage assets of archaeological significance and so it is necessary to consider the archaeological impact of the landscape design and define mitigation measures. The next step would be trial trenching.

Officer Response

*A condition is proposed to require a programme of archeologically works to be produced in consultation with Historic England and approved by the local planning authority before development commences.*

**LBB Greenspaces:**

The Council's Greenspaces Officer (email dated 4 June 2015) has provided the following response:

*“Currently Clitterhouse Playing Fields offers very little value for the local area the existing football pitches are only used for summer football due to their condition and the lack of changing facilities, the small play area is in need of investment, there is no café, no sports courts and no focal point of the park where users can meet and socialise.*

*With the new design we wanted to see changes and improvements to the park that would address these issues and to make the space a more usable facility for different uses. The most recent design meets this aim providing various areas that offer different facilities and opportunities for a number of user needs.*

*Although Sport England are objecting on the loss of playing fields we don't agree with this objection as the new design will make the park a more accessible and usable facility for local residents to enjoy particularly with the inclusion of a café, improved play area, outdoor gym, sports courts and more formal garden/planting that will enhance Clitterhouse Playing Fields as a place to relax, play and take part in formal sports and activities.”*

#### **5.4 Application under Conditions 2.4 and 2.5 for the variation to the provision of facilities at Clitterhouse Playing Fields (ref: 15/00664/CON)**

Conditions 2.4 and 2.5 of the 2014 S73 Consent allow for amendments to be made to the DSF, DAS and DG where changes brought about, through for example a Reserved Matters Application, necessitate such amendment. Following detailed pre-application discussions with the Councils' Green Spaces officers relating to the RMA for Clitterhouse Playing Fields Part 1, minor variations are to be made to the specification of the facilities to be provided in order to meet the requirements of the LPA and local residents.

An application has been submitted under condition 2.4 and 2.5 to vary Parameter Plan 012: Clitterhouse Playing Fields and to make minor modifications to the DSF, DAS, and DG where textual modifications are necessary and other associated Parameter Plans (15/00664/CON). These changes have been brought about following negotiation and discussion with the Council.

The modifications are summarised below:

##### **Clitterhouse Playing Fields:**

- The synthetic turf pitches in the south of the playing fields as shown in Parameter Plan 012 to be replaced with 6 number tennis courts/MUGAs (Parameter Plan 012);
- The relocation of the children's play area from the area to the north of the former Hendon FC site to the east of the Hendon FC site in a more central location within the park (Parameter Plan 012);

- A change in the level of Class D1 Community Facilities floor space within the DSF from 251m<sup>2</sup> to 325m<sup>2</sup> (DSF and Parameter Plan 014);
- Change in the maximum length for the scale threshold for buildings in the playing fields area from 30m<sup>2</sup> to 31.5m<sup>2</sup> (DSF);
- Relocation of the car parking zone to a more central position east of Hendon FC in the central square (Parameter Plan 012);
- Minor changes in proposed finished ground levels (Parameter Plan 012);
- The retention of Clitterhouse Farm buildings previously shown in the 2014 S73 Consent as being demolished, allowing their part re-use for the proposed maintenance store and offices (Parameter Plans 012 and 016); and
- Relocation of the maintenance store building area south from the 2014 S73 Consent position to the farm building area (Parameter Plans 012 and 016).

#### Claremont Park

- Change in proposed finished ground levels for Claremont Park (Parameter Plan 006)

#### Clitterhouse Farm – Provision of a Park Maintenance Facility

Of note is the re-positioning of the maintenance store and office. Whereas the 2014 outline planning permission envisaged the removal of Clitterhouse Farm buildings it is now intended to retain the buildings and bring them back into use. The Council's Greenspaces Service has identified a requirement to utilise a portion of the Farmhouse buildings in order to provide the maintenance store and depot within the Playing Fields area, as opposed to a new build solution within the park. The remainder of the building has been identified for potential use as a community facility.

The retention of the former Clitterhouse Farm buildings provides an opportunity to locate the park depot and maintenance facility within the existing buildings. The revision to Parameter Plan 012 allows for the maintenance depot to be provided in this location, either within the existing buildings or as a stand-alone building in the same location. The application under Condition 2.4/2.5 includes a change to Parameter Plan 012 which addresses the retention of the Farm Buildings within Clitterhouse Playing Fields. Other parameter plans require minor variation to ensure that they reflect the decision not to demolish the farm buildings.

The Clitterhouse Farm Project, a local group comprising local residents and groups who share an interest in 'saving and restoring the historic Clitterhouse Farm buildings' are seeking to re-use the farm buildings to transform them into a 'vibrant hub for imaginative community use'. The group hopes to 'provide a compatible and flexible space relevant to the needs of the local population' (see *Welcome to Clitterhouse Farm web site*).

Members are asked to note that should the local community interest group

proceed with their development aims, a separate planning application will be required to approve their proposals and that this will be brought forward at a later date. Whilst a spatial strategy provided in the DDR defines the layout of the proposed maintenance store, final layout details of the store and office will be required under a proposed planning condition requiring their submission for written approval from the Council.

The acceptability of such a variation from the approved parameters must be considered in terms of the acceptability of the development proposals now made when assessed against material planning considerations as well as any relevant standards or guidelines. If it is concluded that the development is acceptable in these terms and that it does not raise significant impacts relating to the Environmental Impact Assessment submitted and approved with the 2014 S73 Consent or have implications relating to the comprehensive delivery of the Brent Cross Cricklewood Regeneration Project, then through Conditions 2.4 and 2.5 a variation can be agreed to approved parameters in line with the flexibility inherent in the 2014 S73 Consent.

Assessment of the minor modifications (as set out in EIA Statement of Conformity letter from Waterman EED Ltd dated 15th May 2015 (ref. EED15221-100.C.2.1.1)) concludes that they are acceptable and that they neither prejudice the delivery of the wider aims of the Brent Cross Cricklewood regeneration development nor do they give rise to any material impacts not previously considered under the 2014 permission EIA (October 2013 Section 73 Environmental Statement) as supplemented by the Phase 1A (North) RMAs Environmental Statement: Further Information Report . The main changes relate to changes in the layout of the playing fields which do not impact on the overall scope or delivery, and an increase in the amount of ClassD1 floor space in an enlarged park pavilion facility which is regarded as both desirable and acceptable in principle. As noted elsewhere, the pavilion configuration is subject to further detailed consideration. The retention of Clitterhouse Farm buildings and the location of the park Maintenance Store within these buildings is also deemed an acceptable modification.

Application 15/00664/CON for the proposed changes under Conditions 2.4 and 2.5 is the subject of a separate committee report also before Members on this agenda.

## **5.5 Variation to Schedule 28 of the S106 Agreement**

The 2014 S73 Consent was granted subject to a Section 106 Planning Agreement. Schedule 28 of the S106 Agreement details specific requirements within Clitterhouse Playing Fields and Claremont Park. Through pre-application discussion and agreement with the Council's Greenspaces service the developers propose to amend the content of Schedule 28 to reflect the Council's Greenspaces requirements. The specific changes relating to the sports pitches and play area details within the revised Schedule 28 are provided in Appendix 5 attached to this Report. Members are asked to approve these changes to Schedule 28 and authorise officers to agree these

changes by letter to the applicant as permitted by the terms of the Section 106 Agreement.

## **6. PLANNING ASSESSMENT**

### **6.1 Assessment Against Parameters of the 2014 Section 73 Consent**

The 2014 Section 73 Consent for Brent Cross Cricklewood is a 'hybrid' permission, in that planning permission has been granted in outline for the majority of the proposed development, whilst detailed permission has been granted in relation to the key gateway access junctions.

Parameters and principles are provided in the approved application documents, in particular within the Revised Development Specification and Framework and the Parameter Plans appended to it, to control the nature and timing of reserved matters applications to accord with the assessments undertaken within the EIA of the likely significant environmental impacts of the Scheme.

The 2014 S73 Consent is tied to those key parameters and principles in order to ensure that that proposed development is carried out, used and occupied in accordance with the assumptions which underpin the EIA Process. The current RMAs have been considered under the requirements of the EIA Regulations and it has been agreed that the assessment of the proposals can be dealt with by way of an Environmental Statement Further Information Report. The Further Information Report submitted in relation to the Open Space RMA has been supported by a subsequent statement that addresses the further revisions made to the RMA application after its original submission in January 2015. (EIA Statement of Conformity - letter from Waterman EED Ltd dated 15th May 2015 (ref. EED15221-100.C.2.1.1)).

The revised Development Specification and Framework (the 'DSF (2013)') sets out the updated physical and other parameters and principles to guide and govern the subsequent design and approval of details in accordance with conditions attached to the 2014 S73 Consent. The DSF (2013) identifies aspects of the proposed scheme that fall within the parameters and principles approved under the 2014 S73 Consent, and those that do not (the Reserved Matters) which are therefore subject to obtaining Reserved matters approval.

As with other large-scale redevelopment schemes, the need for flexibility was anticipated in framing the 2010 Permission in a way which was specifically designed so as to allow the BXC Development to evolve and respond to market forces and opportunities, as well as to enable improvements to be made to the design and delivery of the development in accordance with relevant development plan policies and other guidance.

It is considered that the proposed open space improvements for Clitterhouse Playing Fields and Claremont Park conform to the Parameter Plans and 2014

S73 Consent documents, as modified by application under conditions 2.4 and 2.5 (reference 15/00664/CON – see Section 5.4 above).

## **6.2 Approach to this Assessment**

The single reserved matters planning application relates to the significant improvement of two separate open spaces within the wider Brent Cross Cricklewood regeneration project. The two open space areas are separated by Claremont Road, with Claremont Park located to the north west of Clitterhouse Playing Fields. As the provision of facilities and improvements in each park is different it would facilitate assessment to review each park separately. The overall approach however in terms of finishing materials, planting schedules, provision of play equipment etc is largely consistent between the two parks and the following assessment consequently considers the proposals in relation to both parks under a series of headings. Where the approach differentiates between parks or is unique to one or other of the parks then this is noted.

## **6.3 Principle of Use**

The principle of use has previously been established through the granting of the original 2010 outline planning permission and the subsequent Section 73 outline planning permission (F/04687/13) (the 2014 S73 Consent). Condition 1.16 requires all RMA to be in accordance with the parameters and principles contained in the Development Specification and Framework (DSF), Design Guidelines (DG), and Design and Access Statement (DAS). Also, the proposals are to be in accordance with the text within the Public Realm Open Space Strategy (PROSS) where specifically referenced in the definitions in the 2014 Permission.

The DSF includes Parameter Plans 003: Public Realm and Urban Structure and 012: Clitterhouse Playing Fields which are relevant to the development proposals and which identify the significant enhancement of Clitterhouse Playing Fields and Claremont Parks. Clitterhouse Playing Fields is described in the Design and Access Statement as ‘The Green Heart’ of the Brent Cross Cricklewood Regeneration proposals. Included in Parameter Plan 012: Clitterhouse Playing Fields, is a set of proposed site levels; these reflect the re-profiling of the park in order to accommodate the new playing fields and other facilities.

Clitterhouse Playing Fields is identified in the 2014 S73 Consent as a Community Park (CP1) and Claremont Park as a Neighbourhood Park (NH2). The various 2014 S73 Consent approved documents define the scope and content of the two open space areas, including park facilities, sports pitch provision and play park provision.

Clitterhouse Playing Fields is a significantly under-utilised resource located to the east of Claremont Road which is identified as MOL. The area currently

comprises extensive areas of undulating grassland, however due to poorly defined and lit access points it is underutilised by local residents. Furthermore, although a limited number of sport pitches are currently provided during the summer months, they are also significantly under-utilised due to poor drainage and marking out, in addition to a lack of changing facilities.

Clitterhouse Playing Fields will be the most significant area of open space in the regeneration area and will provide recreational and sports facilities for both the existing and developing communities.

Claremont Way Open Space is an informal open area, laid predominantly to grassland with a number of mature trees, and informal meandering paths. It is located immediately north of the existing residential area of Clitterhouse Crescent, and extends from the junction of Claremont Road and Claremont Way in the east to the northern end of Brent Terrace to the west.

Claremont Park will provide a local park and play area facility. The park will extend northwards to occupy land currently housing industrial buildings; the buildings will be subject to compulsory purchase procedures and demolished to accommodate the park and later phases of development including highways infrastructure.

The London Plan contains revised policies relating to London's open space network, including Policy 2.18 (Green infrastructure: the network of open and green spaces), Policy 3.6 (Children and young people's play and informal recreation facilities) and Policy 7.18 (Protecting local open space and addressing local deficiency).

Policy CS 7 of Barnet's Core Strategy (adopted September 2012) aspires to create a greener Barnet. The policy aims to meet increased demand for open space through:

- Securing improvements to access, children's play and sports facilities.
- Maintaining and improving the greening of the environment through protection of green space, trees, hedgerows and watercourses and enabling green corridors to link green spaces.
- Ensuring development protects existing site ecology and makes the fullest contributions to enhancing biodiversity, both through on-site measures and by contribution to local biodiversity improvements.

The planning history and support in principle for the development proposals is long established. Nevertheless, the current proposals must in the first instance be assessed against the 2014 S73 Consent documents, including any relevant planning conditions attached to that permission that may impact on or control the proposals.

#### **6.4 Phased Provision of Open Space**

The 2014 S73 Consent included an Indicative Construction Programme which highlighted a potential issue regarding the delivery of Clarefield Temporary

Open Space as this temporary space cannot be delivered until after the complete demolition of the Whitefield Estate. In order to avoid a period of time when there will be a deficiency in open space provision for existing and new residents the applicants agreed in the 2014 S73 Consent to bring forward the Clitterhouse Playing Fields Improvements (Part 1) and the Claremont Park improvements as an early delivery in Phase 1A(North). This commitment to mitigate the loss of open space is incorporated into the S106 Agreement and the Indicative Construction Programme.

Condition 20.20 of the 2014 planning permission requires the developers:

*Not to close to the public or to redevelop any part of Clarefield Park unless and until the practical completion of Claremont Park and Clitterhouse Playing Fields Part 1 (excluding Clitterhouse Stream Nature Park) and their capability of opening for public use in accordance with all relevant Necessary Consents and the parameters and principles set out in paragraph 2.68 of the DSF and the Phase 1 Details relating to it.*

Paragraph 2.68 of the DSF notes that the whole Brent Cross Cricklewood development scheme will result in an overall increase in open space of 9 hectares, this is identified in Parameter Plan 003. Table 5 in the DFS identifies that Clitterhouse Playing Fields will provide 18.20ha of open space (which compares to 17.6ha for the existing Playing Fields) and Claremont Park 1.95ha of open space and these requirements are met in the current proposals.

The 2014 S73 application considered that Condition 20:20 and the related planning obligations provides sufficient mitigation for the early loss of Clarefield Park as part of the delivery of the BXC Development. The applicants agreed to bring forward Clitterhouse Playing Fields Part 1 and Claremont Park to Phase 1AN thereby assisting in mitigating the quantitative loss of existing open space in the early phases through significantly enhanced qualitative improvements to these areas of open space.

The provision of the open space improvements at Clitterhouse Playing Fields and Claremont Park at an early stage in the development is therefore critical to ensuring other phases of development can take place as planned. The provision of the Clarefield Temporary Open Space to the north of Clitterhouse Playing Fields will still happen at a future date (as shown on Parameter Plan 019) and this would then be retained until that plot is required for development in the future.

With regard to the full provision of Clitterhouse Playing Fields, the park cannot be fully completed until the realigned Claremont Road is provided, as the current highway is moved northwards thereby forming an area that will fall into the park and provide the northern gateway to the park. The northern gateway is the primary entrance to the park and connects via a green corridor and the proposed Market Square to the new Living Bridge that will cross the A406 and connect into the redeveloped Brent Cross Shopping Centre. As the main

entrance, its design and full provision is critical to the early stages of development. Although the entrance gateways are set back from the new highway and should be provided, the plaza approach cannot be completed until the highway works are completed.

In terms of programming however the road realignment is not scheduled to take place until the park is near practical completion. Logistically, the road alignment works will continue at the end of the park provision phase however there is a risk (albeit marginal) that the park could be regarded as complete by the developers without the road realignment being made. In these circumstances the northern gateway completion as proposed in this application may be delayed. In order to address this issue, a programme of temporary works may be required to ensure that the northern gateway is completed to the satisfaction of the Council, even if this is for a temporary period. Without the northern gateway provision completed the Council will be unable to agree on practical completion of the park and this will have a consequent adverse impact on delivering subsequent development phases. It is consequently recommended that a condition is imposed to address this potential eventuality, should it occur.

### Claremont Park

As regards Claremont Park, there is a similar issue in so far as the proposed park is due to align with a future Claremont Park Road to be delivered in a subsequent phase of development. The park can only be formed as proposed once the industrial buildings that it will extend into have been Compulsory Purchased and demolished. It is anticipated that the CPO works will be completed in time to allow the park works to be completed. There is however a time gap between the park provision and the subsequent phasing of development to the north, including provision of the new Claremont Park Road. The current proposals indicate that a temporary embankment will be provided northwards from Claremont Park to tie into existing or cleared ground levels north of the park (the existing ground levels adjoining the proposed park northern boundary vary from being level at the eastern gateway to demonstrating an approximate 3.5m difference at the western end. The proposed Claremont Park Road will be at a level adjoining proposed park finished levels and until that time a temporary embankment is required).

Condition 1.8 of the 2014 S73 Consent states that no development will commence unless and until full details and designs of the Temporary Works, Remediation Works and Site Engineering and Preparation Works, and all Critical Infrastructure have been submitted to and approved by the LPA, and Condition 1.8a states that the developers shall not begin or carry out any minor temporary works permitted under this Permission (such as temporary landscaping, and the erection of temporary fences and hoardings and associated works) on any part of the Site unless and until the details of such works on that part of the Site shall have been submitted to and approved by the LPA.. As the temporary embankment is required at the same time as Claremont Park is being developed it would be reasonable to assume that no work will commence on Claremont Park until details of the temporary

embankment have been submitted and approved.

The embankment however is not included within the RMA application site and in order to control the submission and approval of the necessary details prior to work commencing and to secure their subsequent provision at the same time as the park is formed, a planning condition is proposed requiring the embankment to be completed by the developers prior to Claremont Park being open to the public and practical completion of the Park being agreed by the Council.

A number of access links north from Claremont Park to connect into future development to the north cannot be fully provided as functional access points until the new Claremont Park Road is constructed and these will therefore remain closed once the park is developed until such time as the road is complete.

In addition, the eastern gateway to Claremont Park can only be fully completed as proposed once the realigned Claremont Road is provided. As noted above, the highway provision is currently programmed to follow practical completion of the open space provision. To ensure that a suitable gateway is provided to enable practical completion to be agreed with the developers a planning condition is recommended to bring forward temporary gateway completion works if required (as noted above in relation to Clitterhouse Playing Fields). The impact in regard to Claremont Park is in relation to a small plaza area fronting the eastern gateway as the entrance gates will be set back behind the plaza.

A full western gateway to the park is proposed as a later phase development, this will connect to the new station that is planned. In this first phase, gateway access is provided from Brent Terrace and an existing footpath that runs south to north into the industrial area will be re-graded, surfaced and retained as a temporary footpath. The future development phase will include enhanced western gateway arrangements

## **6.5 Timetable for delivery of different park elements**

Both Clitterhouse Playing Fields and Claremont Park are to be delivered as part of the Phase 1A (North) development; the provision of the mixed use and artificial games pitches on the north east of Clitterhouse Playing Fields and the proposed Nature Park 1 relative to Clitterhouse Stream are part 2 developments for Clitterhouse, to be delivered at a later stage. The details of the part 2 elements are therefore not included with this application although the temporary site profiling of Clitterhouse part 2 and any associated drainage are part of the current proposals. In addition, the applicants have provided details, in the supporting Development Design Report (DDR) of how the nature park, including wildlife pond, could be provided in part 2. The part 2 site profiling works provide a temporary solution pending final layout design of this element. The provision of more extensive green corridor planting along the Claremont Road boundary is also reserved as part 2 works.

Completion of the proposed northern gateway entrance to Clitterhouse and eastern gateway entrance to Claremont Parks are, as noted above, ultimately dependant on the realigned Claremont Park Road being completed. The southern road infrastructure however is to be delivered later under Phase 1A North meaning that there will be an overlap in the completion of the gateway entrances for both parks and the road infrastructure provision.

In order to ensure that the parks are completed in a manner to the satisfaction of the planning authority it is recommended that a planning condition is imposed to ensure that the temporary completion works are agreed and implemented until such time as the new road infrastructure is in place.

In addition, the proposed park pavilion and the proposed maintenance store details have still to be finalised and will be subject to further submissions for the written approval of the Council. The pavilion is an integral part of the Playing Fields development and will be constructed through the park redevelopment to be ready for use once the park is at practical completion.

The maintenance store is proposed to be incorporated into the refurbished Clitterhouse Farm buildings; this is the Council's Greenspaces Officer preference and has been agreed in discussion with the applicants. The facility will provide storage and office accommodation and will occupy only part of the Farm buildings. The proposed community use (see below) for the remainder of the buildings would be subject to a separate planning application, still to be submitted, and may also be dependent on funding before the works can progress.

The current proposals as submitted are however for the farm buildings to be reinstated in part to accommodate provision of the maintenance store. The current application is supported by variations to the Section 106 Agreement and variations to parameter plans and principal supporting documents that form part of the 2014 planning permission, as detailed in the application under Conditions 2.4 and 2.5 (15/00664/CON). It is therefore expected that the maintenance store will be provided as proposed.

At this time it is envisaged that both the Clitterhouse Playing Fields and Claremont Park works will be subject of a 14 month work programme, commencing in September 2016.

## **6.6 Overall Design Principles**

### **Clitterhouse Playing Fields**

There are two buildings proposed within Clitterhouse Playing Fields, the park facilities building (or pavilion) and the maintenance store and office. Whereas the maintenance store was envisaged in the 2014 S73 Consent as a new build it is currently proposed to retain Clitterhouse Farmhouse and convert part of the existing buildings to accommodate this use. Details of an indicative

layout reflecting Greenspaces spatial requirements are provided in Section 8 of the accompanying revised Design Development Report. It is noted that at this stage final details have still to be agreed and consequently it is recommended that the final detail of this provision is subject to a planning condition requiring the submission of relevant details. The indicative layout does confirm however that Greenspaces requirements can be met. The reuse of the farm buildings is Greenspaces preference for their maintenance store location.

The pavilion building is an essentially rectangular building with a flat roof and nominal footprint of 31.3m x 11.5m; the proposed floor area extends to 325m<sup>2</sup>. The height of the building is 3.75m and the cantilevered roof extends the coverage to 33.776m x 13.0m. As the Development Specification Framework accommodates the provision of 251m<sup>2</sup> of community facilities (Class D1) floor space in Clitterhouse Playing Fields, the increased floor space is subject to revisions to the DSF under application 15/00664/CON and Conditions 2.4 and 2.5 of the 2015 permission to vary the defined parameters.

The roof will be a green, living roof. Elevations are a combination of corbelled bond brickwork and stretcher bond brickwork. The entrances to the changing rooms are angled 45 degrees to the south elevation and the cafe service hatch is located on the east elevation, looking out to the covered seating area.

It is noted that Sport England has objected to the proposed pavilion, citing a number of different grounds. The location and scale of the pavilion is however generally acceptable to officers although officers agree that there could be improvements to the internal layout. Consequently it is recommended that a condition is imposed to enable further consideration of the pavilion's internal facilities and arrangements.

The boundaries to Clitterhouse Playing Fields are either adjoining existing residential property, to the south and north east, Clitterhouse Stream, to the east or to Claremont Road to the west. The site also abuts the proposed new residential development at Hendon FC. The Part 1 works relating to the park require the formation of green corridors along the eastern and southern boundary. The corridor facing onto Claremont Road is included as part of the Part 2 works. All boundaries are to be fenced and all entrances provided with lockable gates. The boundary fence will comprise a mild steel vertical bar fence with 1800mm panels and a top height of 1900mm. Where required at entrances, the fencing ties in with 2200mm high concrete flank walls and double leaf hinged gates of the same fence design and height.

Where there is flank wall space this will be subject to the inclusion of artwork. The current application includes indicative art work that could be applied to the entrances however it is recommended that this element requires further consideration and that a condition is imposed requiring further details to be submitted for Council approval. The secondary access gateways are provided with 'K-Frame' motorcycle gates to prevent motorbike access to the park.

Where appropriate, existing trees along the park boundary are retained and

where required tree planting is proposed to enhance the setting of the park. To the rear of Prayle Gardens and Cotswold Gardens green corridors of existing vegetation and tree cover are retained and supplemented where required. A native species hedge will be planted around the Hendon FC residential development boundary. The play area will also be bound by native hedge planting and 1.1m high bow top fencing.

The two principal access gateways are the northern gateway and Claremont Road gateway. The northern access will provide an open plaza area to the north of the formal fenced and gated park boundary. The plaza area will comprise an area of hard surfaced open space including mature tree planting, an ornamental planting area, boundary hedges and different seating combinations. Signage will be provided in accordance with the approved signage strategy although final details will be subject to a planning condition requiring their submission and final approval.

The Claremont Road entrance includes the vehicular access to the proposed car park and twin pedestrian and cycle path accesses. The vehicular and pedestrian and cycle path routes are segregated. The entrance gates and boundary fencing is set back from the highway, this will open up the area between Clitterhouse Farm and the proposed residential development at the Hendon FC site as a pleasant, natural entrance. Existing trees are to be retained where this is possible with these being supplemented as appropriate. The existing access to the Farm steading buildings to the south is retained to allow access to the proposed maintenance store. Park signage will be provided at the entrance in line with the signage strategy. Clitterhouse Farm House is not included within the RMA application boundary and no work to this property is included in these proposals.

The car park entrance leads to the proposed site car park, providing 22 spaces and 4 accessible, 26 in total. This is in accordance with the 2014 S73 Consent. The access route will be tree lined with a hedge bounding the southern boundary and a 400mm high timber knee rail along the route to prevent encroachment of vehicles onto grassed areas. The car park will be largely bound by native species hedging and set amongst a proposed avenue tree planting scheme. The pedestrian and cycle path routes through the park will be tree lined, creating avenue approaches from the north and west to the play areas and central square.

Additional fencing is provided for the play areas, car park and multi use games area and tennis courts. In the former case the fence style is a 1.1m high bow top fence whereas in the latter case fences are standard 3m high weldmesh with appropriate access gates.

The site is subject to extensive landscaping proposals, including tree, shrub and hedge planting. The planting strategy has been the subject of detailed pre-application discussion in order to ensure that the most appropriate species will be used for the different areas within the development as well as for the wider location. Different areas of grassland will be planted including wildflower meadows, damp grassland areas, amenity grass areas and sports

pitch seeding. Marginal habit planting is proposed to line Clitterhouse Steam. Extensive areas of ornamental planting are provided and an avenue of 'rain garden' planting is provided leading from the Claremont Road entrance. The park benefits from extensive seating located throughout the area, with some focus on the central square and cycle stand provision is made across the site.

Water management and drainage issues are discussed below although noted here that the SuDS features will also provide habitat opportunities. A more detailed discussion on the play areas and proposed play equipment is also provided below.

### Claremont Park

The boundary and surface treatment for Claremont Park is similar to Clitterhouse, with 1.9m high vertical bar fencing predominant. The eastern entrance gateway will mirror to some degree that at Clitterhouse Playing Fields and comprise feature paving and planting in the entrance plaza. Retractable bollards form the boundary to the highway. A secondary access is provided at the end of Brent Terrace in the south west corner. The main western gateway entrance will be provided as part of subsequent phase works to provide access from the proposed future station development to the west. A number of secondary access routes along the northern boundary will remain closed until the future development works to the north are completed. The park will be developed to enable these future connections to be made seamlessly.

A green buffer corridor will be planted to the rear of residential properties along Clitterhouse Crescent, comprising tree planting and woodland wildflower mix planting.

The different levels in Claremont Park allow a terracing effect to be created as reflected in elements sitting at different levels. For example a cross section towards the eastern entrance shows an area of woodland buffer adjacent to the existing housing area next to a sunken garden which is bound to the south by an informal kick about area.

The park provides a through route to the proposed Market Square and from there to the Living Bridge access to Brent Cross. Whilst providing this through corridor use the park is also a neighbourhood park, providing local play and recreational facilities and open spaces for existing and proposed residents.

## **6.7 Drainage Strategy**

A number of planning conditions attached to the 2014 S73 Consent relate to surface water management and flood risk. With particular regard to the current proposals, condition 44.5, relating to Surface Water Drainage requires Sustainable Urban Drainage Systems (SuDS) to be integral to each phase or sub-phase of development and must ensure a commitment to 25% reduction in surface water runoff or current 1 in 100 year flow plus 30% for climate

change through the incorporation of SuDS features such as detention basins, green roofs, swales, etc. It is a requirement of this condition for the applicants to demonstrate that SuDS has been maximised across the site.

In addition, condition 44.10 of the 2014 S73 Consent states that no development is to commence within any Phase or Sub-Phase until a detailed Water Framework Directive Assessment examining the impacts of proposed development on watercourse has been submitted to and approved in writing by the planning authority. This condition remains in force and the applicants will need to submit the necessary information in due course.

With regard to the current application a Water Management Strategy is included in the Design Development Report, Section 4.15. The proposals include a range of SUDS measures across the site, these are detailed on the planning application drawings, which is an acceptable approach. Rather than achieving a 25% reduction on current 1 in 100 year flow plus 30% climate change the strategy currently states that it proposes to restrict to the current mean 1 in 100 year flow plus 20% climate change. The difference has been raised with the applicants and they have confirmed that the requirements of condition 44.5 will be met, this statement has been supported by hydraulic calculations demonstrating this to be the case. The proposed strategy is considered to be satisfactory. Members should note that the requirements of conditions 44.5 and 1.27 in the 2014 S73 Consent will still need to be addressed by the developer at the appropriate time. Officers have consulted with the Environment Agency on this proposal and no adverse comments have been received.

The Clitterhouse Playing Fields topography dictates two different approaches to drainage as the northern section drains to the north and the southern section drains to the east towards Clitterhouse Stream. The various SuDS measures proposed include swales, detention basins, rain gardens, permeable hard surfaces, roof gardens and improved sports pitch drainage. Design details of the different measures are provided in the accompanying Design Development Report. Whereas the rain gardens will be a design feature in the principal access from Claremont Road, the swales and detention basins are located throughout the park, having a dual function of surface water attenuation and habitat formation.

Part of the planning gain to be achieved through the wider Brent Cross regeneration proposals in the significant enhancement to the sports pitch provision and availability at Clitterhouse Playing Fields. The 2014 S73 Consent envisaged a detailed drainage strategy to be submitted with the Reserved Matters Application demonstrating the drainage improvements and subsequent pitch provision. Officers have consulted with an agronomist to cross check the sports pitch drainage strategy and this is found to be acceptable. A series of lateral 80mm drains are proposed to cross the site at 5m intervals and these connect into the primary pitch drainage with 160mm pipework. Sand slits are also proposed and a series of silt trap inspection chambers are provided for maintenance purposes. Overall, the sports pitch drainage strategy has been assessed and found to be acceptable.

## Claremont Park

The water management strategy for Claremont Park is similar and proposes a series of covered filter drains, swales and detention basins. The site slopes naturally towards the north and surface water would drain naturally away from adjoining residential properties. The SuDS provision is designed to attenuate water run-off to 'greenfield rates'. An existing surface water drain that services the industrial buildings will be retained and provide outfall capacity for the attenuated surface water.

### **6.8 Sport Pitch Provision**

The 2014 S73 Consent outlines the sport pitch provision requirements as shown in Parameter Plan 012. Schedule 28 of the S106 Agreement to the 2014 S73 Consent sets out the specification for sports pitch provision, which is to extend to a minimum of 6.23ha split across Part 1 and Part 2, and Parameter Plan 012 (which controls the spatial distributions of facilities) identifies a zone for Natural Grass Playing Fields. An indicative layout for sports pitches is also included in the PROSS document submitted and approved with the 2014 S73 application.

Through pre-application discussion with the Council's Greenspaces, the type of sports pitches to be provided has changed slightly from that originally envisaged in the 2014 S73 Consent. These changes are encapsulated in the application under Condition 2.4 and 2.5 to revise the Development Specification & Framework, Design and Access Statement and Design Guidelines.

The Design Development Report includes narrative on the background to arriving at the provision now proposed. A number of options were developed and discussed with the Council's Greenspaces officers to ensure that the most desirable provision will be made. The options considered the optimum location for different pitches as well as the type of pitch provision that would in the view of the Council best meet local needs. The current proposals therefore have followed on from a number of options appraisals undertaken by the applicants in discussion with Council officers and which have been agreed with Greenspaces.

The following pitches will be provided:

- 3 no. senior pitches 110x74m;
- 2 no. junior pitches (9 aside) 80x50m;
- 2 no. mini soccer pitches (7 aside) 60x40m;
- 2 no. mini soccer pitches (5 aside) 40x30m;
- 6 no. tennis/MUGA 37x18.5m each. The courts will be laid out as 3 number separately fenced courts, and 1 shared MUGA court. The fencing will be a minimum of 3.0m increasing to 4.5m where the court

- layout demands; and
- Informal level grass pitch area to accommodate 3 no. mini soccer pitches, sizes 30 x 40m minimum.

All the principal sports pitches will be located to the east of the park, to be formed as natural grass pitches. The proposed drainage regime for the main natural grass pitches is designed to ensure that the sports pitches are properly drained to enable a longer playing season than currently exists. The overall enhancements will provide a considerably improved playing pitch experience than currently exists.

An informal pitch area is located west of the central north-south tree lined avenue and artificial pitches are proposed (as part 2 works and not part of the current application) to the east of the avenue to the north east of the park. The informal pitch area will accommodate 3 mini-pitches.

In addition, 6 tennis court and multi use games area (MUGA) are provided in the south west corner of the park. These will be adaptable in terms of configuration to allow flexibility between tennis court provision and MUGA provision. This provision is different than that envisaged in the 2014 S73 Consent however the introduction of MUGAs within the part 1 works recognises that they would not otherwise be provided until the park Part 2 works are taken forward.

The overall sports pitch provision is in accordance with the masterplan and has been agreed in pre-application discussion with the Council's Green Space officers. The DDR demonstrates that additional potential uses of the sports pitches can be accommodated, including baseball, soft ball and cricket pitches. This introduces an additional element of flexibility.

### Sport England

An objection has been lodged by Sport England in respect of the Clitterhouse Playing Fields element of the planning application on the following grounds:

- i) a reduction in the area available as playing pitches
- ii) the location and configuration of the pavilion, and
- iii) the orientation of the pitches.

A detailed response to this objection is contained in the Consultation Section of this report (Section 5.3).

A series of discussions were held between the Applicants and the Council's Green Space team during the preparation of the RMA who provided guidance on the preferred combination of the 6.23ha pitch provision and the location of facilities. Officers also requested that 6 no. tennis courts/Multi Use Games Areas ("MUGA") be situated in the area identified for synthetic turf pitches to the south of the park. Furthermore, it was requested the play facilities and provision for youth activities be located in a centralized location to the east of

the former Hendon Football Club (and as a result the natural grass pitches were moved immediately to the north of the former Hendon Football Club).

This guidance has directed and shaped the final layout of Clitterhouse Playing Fields Part 1 which has led to minor alterations to Parameter Plan 012 of the 2014 Permission (as now submitted under Condition 2.4), but whilst continuing to meet the 6.23ha specified in the Section 106 Agreement.

As set out in the PROSS submitted in support of the applications that led to the 2010 and 2014 Permissions, Clitterhouse Playing Fields is significantly under-used particularly for sports purposes due to the poor quality nature of the pitches, poor drainage (which result in the pitches being unusable for long periods over the year) and lack of changing facilities. There is currently no formal sport at Clitterhouse Playing Fields owing to the fact that the changing rooms were vandalised over 10 years ago. However, over the summer there are 2 senior pitches and 2 junior pitches available, which provides informal sports pitch provision over the summer months at 1.67ha.

As a result the provision of 6.23ha represents a significant improvement to the quantity, alongside enhancements to the quality and usability of the current sports pitch provision at Clitterhouse Playing Fields.

The revised proposals now submitted are a direct result of the parameters within the 2014 Permission (and the changes under Condition 2.4) and the detailed engagement with Green Space officers.

Sport England make reference to the plan at page 113 of the PROSS. However, as Sport England point out the plan is wholly illustrative and is not a controlling document. It is acknowledged that the location of the play space/equipment has moved from that shown on Parameter Plan 012 (and the illustrative plan at Page 113 of the PROSS) however, this is in direct response to the requests of the Council's Green Space team, and has no detrimental impact to providing the required level of sport pitch provision.

As concluded by the Green Space Officer (email dated 4 June 2015) currently Clitterhouse Playing Fields offers very little value for the local area. The existing football pitches are only used for summer football due to their condition and the lack of changing facilities, the small play area is in need of investment, there is no café, no sports courts and no focal point of the park where users can meet and socialise. In design discussions with the developers the Greenspaces officers wanted to see changes and improvements to the park that would address the above issues and to make the space a more functional facility for a range of different users. The current design meets this aim providing a variety of distinct areas that offer different facilities and opportunities for a number of user needs whilst still achieving a dramatic improvement over the current sporting facilities.

Although Sport England are objecting on the grounds of the loss of playing fields, the new design and improvements will result in a significant uplift to the usable sports fields in Clitterhouse Playing fields with improved drainage and

changing facilities as well as on site park maintenance depot and offices. At the same time the proposals will make the park a more accessible and usable facility for local residents to enjoy with the inclusion of a café, improved play area, outdoor gym, sports courts and more formal garden/planting enhancing Clitterhouse Playing Fields as a place to relax, play and take part in formal and informal sports and activities. The park will also be more accessible with improved entrances and a network of pedestrian and cycle routes.

Section 3.5 of the CPF DDR identifies the options considered for the location of the pavilion relative to the sports pitches and facilities to be provided in the park identifying the advantages and disadvantages of each location. The options considered included the pavilion positioned within the centre of the park; to the north of the formal grass pitches; and to west of the formal grass pitches.

The Applicant considered these options alongside Green Space officers it was concluded that new pavilion should be situated on a plateau north-west of the sports pitches. This due to the fact that the pavilion in this location provides a central focal point for all activity within the park as it is most central to the greatest number of facilities, including the formal and informal sport pitches, the play area and the astro-turf pitches/MUGAs to be provided in Part 2. Furthermore, its placement in the centre of the park adds to its sustainability and safety as it will be overlooked and used by visitors other than just those using the sport pitches which is an important consideration given that the previous park facilities were vandalized.

Sport England state that sports pitches should ideally be orientated north to south. The proposed sports pitches within CPF are orientated broadly north-south and are within the limits of the recommended pitch orientation set out in Sport England's 'Natural Turf for Sport' Guidance Note. This has been demonstrated in Section 3.7 of the CPF DDR which shows the proposed pitches in relation to the Sport England recommended orientation compass.

The design and layout of the playing fields and the sports pavilion has been the subject of lengthy discussion between the Council and the developers to ensure that the enhanced park provides a range of facilities to meet the needs of different users in addition to sport. The parameters and principles of development have already been approved by the Council. The development proposals are found to be generally consistent with the parameters of the 2014 S73 Consent. In response to the matters raised by Sport England, the design of the proposals is generally regarded to be acceptable from a Planning and Greenspaces perspective.

Officers however do share some of the concerns expressed by Sport England relating to the detailed layout and internal arrangements of the pavilion building and although the overall location and size of the pavilion are considered acceptable a planning condition is proposed to reserve approval of the detail of the pavilion. This will require the submission of further details of the internal arrangements of the pavilion, including changing rooms, showers etc, for the written approval of the planning authority.

Overall with minor updates to the parameters and principles for the 2014 S73 Consent the improvements to the playing fields are in accordance with the outline planning permission and comply with planning policy in that the improved playing fields will be of better in terms of quantity, quality and accessibility.

### Claremont Park

There is no formal sports pitch provision within Claremont Park although an informal kick about area is proposed, together with basketball hoops.

## **6.9 Play Area Provision**

### Clitterhouse Playing Fields

The provisional location of the play areas has been identified in the approved 2014 S73 Consent PROSS document BXC07 with detailed requirements incorporated in Schedule 28 to the S106 Agreement. The current proposals have been agreed following a number of workshop meetings between officers and the applicants and through extensive pre-application consultation. The content of the play areas has therefore been agreed in principle with Greenspaces.

The issue of facilities layout for Clitterhouse Playing Fields has considered a number of different options for the layout of the sports pitches together with the layout of the play areas. The current application proposals consequently reflect the optimum requirements as agreed in relation to the location of the different elements.

The 2014 S73 Consent requires a minimum of 5000m<sup>2</sup> of play area to be provided at Clitterhouse, catering for different age groups. The play area provision proposed therefore combines different play areas for different age groups and is centrally located within the park. In addition to the formal facilities, an outdoor gym area is included to the east of Central Square. The level of play provision minimum requirement is also dictated in S106 Schedule 28. Following pre-application discussion with the Council's Greenspace team it has been agreed to amend Schedule 28 to reflect the Council's current requirements. The following play provision therefore has been agreed to be provided in the centrally located play area as shown in more detail in drawings number 1065-08-023 Rev E and 1065-08-021 Rev E, and comprises adjoining areas for under 5's, 5 – 12 year olds, and 12yrs +. The play area facilities proposed are:

Under 5 Play Provision – a minimum of 1000m<sup>2</sup> providing at least 6 pieces of equipment to include:

- Swings, with a minimum of 4 bays – 3 Toddler swings and 1 no inclusive swing

- Springers
- 1 no. see-saws
- Roundabout
- Spinning seats
- Multi-Platform tower unit with a series of play features, access points and slides
- Sand pit with diggers etc min 30sqm
- 1 junior or toddler slide

5 to 11 year old provision – a minimum of 2,000m<sup>2</sup> providing at least 7 pieces of play equipment to include:

- Swings, with a minimum of 4 bays – 3 Toddler swings and 1 no inclusive swing
- 1 no. 2 bay basket swing/ 1 no. aerial cable way
- Roundabout
- Rotating discs
- Cone climber or similar
- Rope net
- Multi-Platform climbing tower unit with a series of play features such a climbing, hanging and traversing etc, slides, and access points.
- 1 no. seesaw
- 1 no. slide (inclusive compliant)
- 3 no. seats min

12 + years – 2,000m<sup>2</sup> of play area to be provided. The S106 requirement was for either/or a combination of an agility high energy sports area, climbing wall, MUGA, skate park etc. laid out for basketball or similar as may be approved, including seating and shelter.

Following pre-application discussions the S106 is to be revised so that this area is now to be developed as a skate park/parkour and table tennis, passive seating and spectator area, trees for shade and shelter, provision of challenging activity/sports equipment and basket swings and a minimum of 3 no. seats. Further details of the actual provision are required to be submitted for the written approval of the Council.

Additional informal recreation facilities are proposed, including:

- seating and rubbish bins distributed to ensure there is sufficient coverage along the primary circulation routes, with increased numbers at natural gathering points such as the gateways, play areas and the pavilion. The seating has been specified to accommodate a wide range of users with seating at different heights and designs in accordance with good practice. The informal recreation facilities to be provided are in accordance with the PROSS;

- Landforms are provided as part of the play experience. Planting is kept to a minimum in the play area, with clear stem trees providing definition to different play zones and shelter for seating beneath with a minimum of 3 no seats provided;
- A picnic area to be provided with 5 no picnic tables and seats in proximity to the under 5's play area - minimum area 200m<sup>2</sup>.
- Dog exercise area: a minimum of 2,000m<sup>2</sup> is required to be provided and the applicants have indicated this will be to the east of the playing fields toward the Clitterhouse Stream.

### Claremont Park

As with the facilities at Clitterhouse Playing Fields, the play equipment provision has been subject to pre-application discussion between the applicants and the Council Green Space service and agreement reached on the general provision. The level of play provision minimum requirement for Claremont Park is dictated in S106 Schedule 28 and following pre-application discussion with the Council's Greenspaces it has been agreed to amend Schedule 28 to reflect the Council's current requirements. The following play provision has been agreed:

Under 5 Play Provision – a minimum of 500m<sup>2</sup> providing at least 5 pieces of equipment to include:

- Swings, with a minimum of 2 bays –to include 1 no Toddler swing and 1no accessible swing
- Springers
- 1 no see-saw
- Roundabout
- Spinning seats
- 1 no junior or toddler slide or similar approved
- Multi-Platform tower unit with a series of play features, access points and slides
- 3 no seats min

5 to 11 year olds – Minimum 1,000m<sup>2</sup>, provide a minimum of 7 pieces of play equipment to include:

- Swings and/or Basket swings with a minimum of 4 bays – 3 no Junior and 1 no accessible swings
- Roundabout/Rotating disc
- 1 no cone climber
- 1 no rope net for climbing

- Multi-Platform tower unit with a series of play features such a climbing, hanging and traversing etc,
- slides, and access points.
- 2 no seats min

12 + years – 500 m2 of space is required under the 2014 S73 Consent. Schedule 28 states that this should be provided as either a skate park or basketball area with hardstanding and/or climbing wall or similar approved. Following discussions with the Council, Schedule 28 is to be revised so that the area now accommodates a kickabout area, basketball hoops, basket swing, and to include agility/high energy sports equipment.

Additional informal recreation facilities are also provided throughout the park, including the following:

- Seating and rubbish bins distributed throughout the park providing sufficient coverage along the primary circulation routes with increased numbers at natural gathering points such as the gateways, play and activity areas. The seating specification accommodates a wide range of users with seating at different heights and designs in accordance with good practice;
- The proposed landform provides part of the play experience; and
- A picnic area is provided to the west of the park, including 6 tables and seats.

## **6.10 Transport, Access and Parking**

A Phase 1 Phase Transport Report (PTR) has been submitted under Condition 37.2. (Ref 15/00812/CON). The PTR covers the entire Phase 1 area north and south of the A406 which extends to circa 370,000sqm of development floorspace which includes 1,840 residential units. The limited floor space proposed within the Playing Fields represents a very small component of the development floor space considered.

A Reserved Matters Transport Report was submitted with the Infrastructure RMA in January 2015. This has not been updated in relation to the current RMA revisions. The RMTR sets out in more detail the specific transport characteristics of the Phase 1A North RMAs. Claremont Park is a neighbourhood park designed to serve the local community and its development has no transport impacts. Clitterhouse Playing Fields on the other hand will attract a wider community and has consequently been designed to connect into existing cycle and footpath networks as well as being accessible to public transport services.

The subsequent minor revisions to the RMTR can be summarised

- Increase in cycle parking stands from 60 to 75;
- Increase in parking provision from 21 to 26;

- minor changes to the segregated cycle/pedestrian routes through the park; and
- pedestrian access and movement around car park adjusted to improve safety of pedestrians.

In terms of existing cycle access to the site, an existing route runs alongside Claremont Road linking with a 'route signed or marked for cyclists' on Prayle Grove. The route on Prayle Grove links with a shared footway/cycleway into Clitterhouse Playing Fields. The route then follows the eastern side of the playing fields along a shared footway/ cycleway before turning towards the A41. The route passes underneath the A41 via a subway before emerging on Ridge Hill to the east of the A41. The subway is for shared cycle and pedestrian use although cyclists are required to dismount.

The proposed development will provide a number of key enhancements in terms of non vehicular routes into and through the playing fields. A number of 5m wide segregated cycle paths/footpaths will cross the site using the gateway access points. A north south route connects the northern gateway with the Cotswolds Gardens access to the south and a west east route connects Claremont Road with Ridge Hill via Hendon Way underpass. A route from Prayle Grove to Ridge Hill provides additional access. The routes all connect with each other and area supplemented by additional non segregated routes through the park.

There are six gateway access points to Clitterhouse Playing Fields with principal gateways off Claremont Road at the northern gateway and adjacent to Clitterhouse Farm. Other gateway access points are at Cotswold Gardens, Hendon Way, Prayle Grove and an additional access off Claremont Road. The north-west – south-east route and north-east – south-west routes are included in the Secondary Pedestrian and Cycle Network, the west – east route is a Tertiary Pedestrian and Cycle Network route. Both secondary and tertiary routes connect with the existing London Cycle Network. There is therefore good site access to the site for both cyclists and pedestrians.

There are a number of bus stops along Claremont Road and on Hendon Way for people using buses to access the site. In addition the Brent Cross Underground Station is a short distance via the Hendon Way A41 underpass. Claremont Road bus stops are served by bus routes 102, 189 and C11.

All pathways are a minimum of 5 meters wide to accommodate both pedestrians and cyclists. Details of how the paths will be segregated for different user groups has been provided in the DDR, Section 4.5, Two alternative methods have been suggested however the raised whit line segregation would suffice.

There is a single vehicular grade access route off Claremont Road at Clitterhouse Farm to the proposed car park. The access will allow public access to the car park which provides spaces for 26 vehicles, including 4 accessible parking spaces. The gateway access at Claremont Road is set back from the highway. The access is close to the existing access to

Clitterhouse Farm which is intended to be re-used as the Council's maintenance store and office accommodation. The access is also close to the mini-roundabout on Claremont Road. The former vehicular access to the Hendon FC site is to be relocated to the north along Claremont Road as part of the redevelopment of that site for housing. A vehicle height restriction barrier will control vehicular access. Details of this barrier are still to be submitted for Council approval.

The 2014 S73 Consent required a minimum of 15 parking spaces to be provided and the 26 spaces proposed is acceptable. The limited number of parking spaces is in accordance with wider aims to encourage use of public transport and non-car based travel. The car park provides car parking spaces only and the access to the car park will be bound by hedging and/or discreet barrier fencing.

Ample cycle parking is provided within the park and a proposed lighting strategy will ensure that the routes and entrance gateways are suitably lit.

All access points will be provided with lockable gates and the secondary access points will include 'K-frame' gates to prevent motorcycles accessing the park.

The northern gateway to Clitterhouse Playing Fields can only be fully formed once the realigned highway works are completed. Details of a temporary expedient to providing an acceptable gateway have not been provided with this application and a planning condition is therefore recommended in order to ensure that the planning authority agrees with the developer a scheme that will ensure suitable temporary provision is made.

The existing eastern underpass access at Hendon Way will be upgraded as part of these works. The proposals will include improved lighting and signage, boundary enhancements and improved footway and cycle routes through the underpass into the park. A condition is proposed to ensure that the final details of these improvements are agreed with the Council and other stakeholders prior to implementation. The underpass is the responsibility of Transport for London and they have been consulted on the upgrading requirements. The approval of TfL will also be required as the underpass is under their control.

The applicants' access consultants have developed an inclusive access strategy with the majority of the path network at a gradient of 1 in 60 or less. The main exception is the path that leads east from the pavilion north of the sports pitches. The park is well provided with seating options throughout and cycle stands are strategically located throughout the park.

### Claremont Park

Claremont Park has similarly been designed by the applicants with the input of their appointed access consultants. The nature of Claremont Park is however different from Clitterhouse as it is designated as a neighbourhood

park, essentially for use by local residents.

Graded routes have been provided throughout the park to provide access to all areas, with play areas and other key facilities located off primary graded or at grade routes in different locations through the park. Appropriate seating provision with backrests and armrests has also been provided at regular intervals along main routes through Claremont Park. Some stepped pathways are proposed towards the western section of the park in order to address more significant level changes however an accessible access route is available through the park.

Adequate cycle rack parking will be made available.

### **6.11 Pavilion Facility**

The approved 2014 S73 Consent masterplan includes the provision of a park pavilion. The location of the pavilion has been amended through the revised Parameter Plan 012 under the Condition 2.4/2.5 application 15/00664/CON, and has been moved slightly to the north to a high point in the park. The location of the pavilion is central within the park but close to the sports pitches to the east of the park and the children's play area. The 2014 S73 Consent anticipated the inclusion of a cafe/kiosk, toilets and changing facilities within the pavilion. The S106 Schedule 28 required additional facilities to be provided within the pavilion.

The proposed pavilion provides 325m<sup>2</sup> of floorspace, measures 31.3m x 11.51m and will be 3.8m in height. Facilities include the cafe/kiosk, five changing room facilities incorporating toilets and showers, a dedicated officials' changing facility, separate male and female public toilets, a baby changing facility and plant and storage areas. The cafe serves a 52.3m<sup>2</sup> external seating area.

The provision of Class D1 facilities within Clitterhouse Playing Fields is restricted within the 2014 S73 Consent to 251m<sup>2</sup>. As the application now proposes a larger building at 325m<sup>2</sup> this increase in floor space needs to be addressed through the Condition 2.4/2.5 application. The increase in Class D1 floor space in this sub phase is marginal compared to the overall availability within the full masterplan area.

The building has a cantilevered overhang extending over two elevations, including the external seating area, which will provide a degree of shelter as well as discouraging unauthorised access to the roof of the building. The roof is proposed as a green roof. The main changing room elevation is designed as a saw tooth detail and the proposed brickwork is designed as corbelled bond brickwork which will add some interest to the otherwise blank elevations.

The provision of the park pavilion is in accordance with the masterplan parameters, as varied. Sport England however objects to the location and configuration of the building and whilst the structure is generally acceptable

Officers share some of the concerns expressed by Sport England regarding configuration. As the location and scale of the building is regarded as acceptable a condition is therefore recommended to require the provision of revised configuration details for the written approval of the planning authority. In this way, an internal configuration can be secured that is acceptable to the Council.

The building will meet BREEAM Very Good and will have a grass roof. No building servicing details have been provided in the application, for example stocking the cafe. There is no direct vehicular access to the pavilion and servicing will be via the proposed car park.

## **6.12 Clitterhouse Farm Buildings**

The 2014 S73 Consent anticipated the farm buildings being demolished and removed with the site potentially accommodating the required maintenance store in a new build. The S106 Agreement associated with the 2014 S73 Consent acknowledged that there may be an aspiration to retain these buildings. There has been a desire expressed by some parties to retain the buildings if feasible and the Council's Greenspaces team have expressed a preference to use the buildings for their maintenance store requirements. The current proposal therefore retains the existing buildings and proposes to reuse one section to convert its use to provide the maintenance store and associated office accommodation. The 2014 S73 Consent approved parameter for Class D1 floor space for the community facility in Clitterhouse Playing Fields (the pavilion) is 251m<sup>2</sup> whereas the application seeks approval for 352m<sup>2</sup> of pavilion floor space. Parameter Plans 012: Clitterhouse Playing Fields and Parameter Plan 016: Existing Buildings and Spaces are consequently amended to accommodate this change through the application under Conditions 2.4 and 2.5 (15/00664/CON).

The Section 106 Agreement provides for a maintenance store and office of up to 1000m<sup>2</sup>. The following indicative requirements have been defined by Greenspaces:

- Internal office/staff accommodation including toilets and mess room at 27m<sup>2</sup>
- Internal equipment storage area, for mowers, materials, tools etc at 111m<sup>2</sup>
- External hard standing area for oil tank, skips, materials bays, wash down areas at 131m<sup>2</sup>

The spatial requirements noted above have been transposed onto indicative layout plans in Section 8 of the DDR showing how the property could be developed to provide the necessary accommodation.

As the layout is currently indicative it is recommended that a planning condition is imposed to secure final details for the written approval of the

planning authority. Vehicular access is via the existing farm buildings access from Claremont Road.

As noted above in section 5.4, the remainder of the Farmhouse buildings are proposed to be taken over by the Clitterhouse Farm Project as a community facility. Any works that may be proposed by the group will need to be the subject of a further planning application and will be dependent on funding being secured by the group.

### **6.13 Clitterhouse Stream Improvements**

The proposed development includes improvements to Clitterhouse Stream within the Part 1 works area; additional works will provide further improvements downstream included in the Part 2 works. The stream currently includes areas of concrete banking and it is intended that these are removed to form a more natural river bank environment.

The stream banks will be formed using pre-seeded coir pallets to provide 1 in 5 graded bank, where space allows. The coir 'pallets' will be anchored by coir rolls and timber stakes planted with marginal plants. The marginal planting will help improve the local habitat.

In addition, hazel hurdles will replace existing concrete retaining walls to form a more naturalised edge; where existing trees are to be retained a more vertical edge will be used.

### **6.14 Ecology, Landscaping and Biodiversity**

The 'sustainable development' imperative of NPPF 2012 includes enhancing the natural environment and improving biodiversity (para 7). London Plan 2011 policy 7.19 states that development proposals, where possible, should make a positive contribution to the protection, enhancement, creation and management of biodiversity. One of the principal aims of this application is to significantly enhance local habitats, landscaping, ecology and biodiversity whilst providing a significantly greater recreational and sports related offer within Clitterhouse Playing Fields and to a lesser more localised extent at Claremont Park.

The habitat at both parks is fairly mundane with Clitterhouse Playing Fields being largely made up of amenity grassland and Claremont Park comprising an area of poorly maintained green space with undermanaged tree cover that provides a through route from Brent Terrace to the Brent Retail Park and Claremont Road. There is consequently an opportunity to considerably enhance the habitat and ecology offer in the area.

Clitterhouse Stream provides some habitat and ecological interest although the stream currently comprises a relatively poor marginal environment with concrete banking in places. As discussed in Section 6.13 the applicants

propose to significantly enhance this feature through improvements to the river banks, providing a more naturalised environment. Marginal habitat planting will also contribute to an improved habitat area. The Stream will accommodate improved ecology with a richer habitat matrix and enhanced ecological interest.

Extensive planting regimes, providing different planting mixes for different functioning areas of the park, will be provided. In part, some of these areas will assist in surface water drainage regimes, providing localised damp environments that utilise site drainage and which will additionally attract specific types of flora and fauna.

The amenity grassland that currently predominates will be varied through the introduction of different grassland approaches, including wildflower meadows as one example.

The planting strategy for Clitterhouse Playing Fields has been developed to provide a variety of habitats to support wildlife and to provide distinctive and attractive backdrops to the wide range of facilities to be provided.

Woodland edge planting with appropriate under storey is proposed to the eastern and southern boundaries to complement existing boundary planting and to provide a variety of habitats and enhance the biodiversity of the park.

Larger growing native trees will be planted to create a strong framework to the park, with native shrub planting beneath and a shade tolerant wild flower edge along the boundaries and in key locations to the western boundaries.

Groups of larger growing feature trees will be used to provide focal points in key locations, such as the park Pavilion, in the heart of the park and the northern entrance, while smaller growing seasonally interesting and productive tree species will be used around the play and activity areas to provide shade and interest without being 'overpowering'.

Detailed plans have been submitted to show areas of vegetation and tree cover that are to be removed and those that are to be protected and retained. In addition, the application includes extensive planting proposals. Moreover, a full tree survey and Arboriculture Impact Assessment has been submitted for the entire site including an Arboriculture Method Statement and Tree Protection Plan. The assessment identifies individual trees and groups of trees including information on condition, age, girth, crown height and recommendations on remedial works, their protection or removal. The full implementation of the method statement will be secured through the imposition of a planning condition.

The DDR includes biodiversity strategies for both parks. The strategies, supported by the detailed plans accompanying the application include details of bat box types and locations, bird boxes and log pile sizes and their location. In addition, an enhanced habitat is proposed for Clitterhouse Stream which will contribute to improved biodiversity.

The biodiversity strategy has been developed by the applicants' ecology consultants and generally seeks to protect existing habitats and species whilst creating new opportunities for local wildlife. Fruit and flower bearing trees are proposed in order to provide valuable habitat and food resource for bees and other wildlife.

As noted in the supporting documents, the applicants have submitted an invasive species strategy to address existing issues in this respect. A number of areas have been identified where there is an existing problem; the strategy to address invasive species includes future monitoring to counter and likelihood of re-occurrence

### Claremont Park

The biodiversity strategy for Claremont Park differs from that for the Playing Fields. The strategy seeks to build upon and reinforce the character of the park as a woodland area with open spaces and continuing to provide a through route from Brent Terrace to Claremont Road. Native species planting will be used to supplement existing areas of woodland and boundary tree cover. The Arboriculture Method Statement and Tree protection plan identifies individual and groups of trees that will be retained, removed or managed. Tree planting plans show the extensive planting that is proposed.

The main objectives for Claremont Park are the same as Clitterhouse Playing Fields, to protect existing species and habitats and whilst creating new opportunities for local wildlife. Bat boxes, bird boxes and log piles will be provided to enhance wildlife in the area.

## **6.15 Archaeology**

The 2014 S73 Consent includes Condition 43 requiring the approval and implementation of a programme of archaeological investigation in the following terms:

*Prior to beginning the Development an over-arching Scheme of Archaeological Investigation will be submitted to the LPA setting out the process for assessing and mitigating the impact of development on archaeological interest, including appropriate post-excavation analysis, archiving and publication.*

*No part of the Development shall begin within any Phase or Sub Phase unless and until proposals have been submitted to and approved by the LPA for a site-specific Scheme of Archaeological Investigation to preserve or record any archaeological evidence within the Phase or Sub Phase.*

*Each Phase or Sub-Phase of the Development shall take place in accordance with the approved over-arching Scheme of Archaeological*

*Investigation and the site-specific Scheme of Archaeological Investigation approved for that Phase or Sub-Phase.*

In order to meet these requirements the applicant's archaeological consultant has been liaising with GLAAS, with the first stage of field evaluation, a geophysical survey of Clitterhouse Fields, having been completed and a report submitted. The evaluation has discovered previously unknown heritage assets of archaeological interest and it is consequently necessary to consider the archaeological impact of the proposed development works at this stage and thereafter define mitigation measures as necessary.

The archaeological strategy works are ongoing and full investigation is not at this time complete. In order to protect the potential heritage interests on the site it is necessary to impose a planning condition requiring the scope of investigation to be completed in consultation with Historic England and approved by the local planning authority. The condition will ensure adequate investigation is undertaken, recorded and reported with such mitigation as may be deemed necessary undertaken prior to work commencing on the proposed development.

#### **6.16 Clitterhouse Playing Fields Part 2**

It is noted above that the development of enhanced open space at Clitterhouse Playing Fields is to be delivered in two stages. The works included in this application are part 1 works. Subsequent part 2 works comprise the provision of the Clitterhouse Stream nature park and the all weather and mixed used pitches to the north east of the park. In the latter case the preliminary ground profiling and drainage for will be implemented as part 1 works.

#### **6.17 Associated Infrastructure Works**

The Open Space works under this planning application include works that extend the existing open space at Claremont Park into an area currently occupied by industrial buildings and that extend Clitterhouse Playing Fields to the north to tie in with the proposed realignment of Claremont Road. The industrial buildings are subject to separate Compulsory Purchase Order procedures that will enable the park space to be extended to tie in with a new proposed road, Claremont Park Road, that will run along the northern boundary of the park. Those properties within the existing Claremont Industrial Estate required to allow the Claremont Park improvements to proceed are included in Compulsory Purchase Order plan CPO1; they may however be acquired through agreement.

The provision of the new Claremont Park Road will be delivered in a subsequent phase of development. The land adjacent to the north of the extended Claremont Park will be formed as a temporary embankment with

appropriate landscaping, to compensate for ground level differences, until such time as the new road is brought forward (Claremont Park Road is scheduled to be delivered in a later phase). As the embankment works are however not included within the current application site for the proposed Park formation it is necessary to ensure that these works are provided in a timely manner. Conditions 1.8 and 1.8a of the 2014 S73 Consent prevent commencement of work on any development phase or sub phase until such time as details of the temporary works within that phase are approved by the planning authority.

It is essential however that the temporary embankment works are completed at the same time as Claremont Park is formed and not just the case that the detail is approved. As the temporary works are not included in the current application, and given the new Claremont Park Road is not currently programmed for delivery in the current phasing the embankment delivery must be secured. It is therefore advised that practical completion of the open space provision will only be achieved once the temporary embankment is formed and landscaped and a planning condition is therefore recommended in order to ensure these works are completed in timely fashion.

The realignment of Claremont Road, between Clitterhouse and Claremont Parks will also be provided under the Phase 1A(N) proposals but at a later stage in development. The road realignment impacts on both the eastern gateway to Claremont Park and the northern gateway to Clitterhouse Playing Fields. The road realignment means that the Clitterhouse Playing Fields open space area will be extended northwards to tie into the new road, occupying land that is currently highways land. Temporary northern gateway entrance works may be required before the Clitterhouse park site achieves practical completion. There is a similar impact on the eastern gateway to Claremont Park.

### **6.18 Energy, Sustainability, and Resources**

The proposed development is required by condition 35.6 of the S73 Consent to comply with the approved Revised Energy Strategy which requires non-domestic elements to achieve a 25% CO2 reduction compared to a Building Regulations Part L 2010 compliant scheme.

A condition has been applied to the reserved matters application for compliance to be demonstrated. This condition allows a degree of flexibility subject to the development continuing to accord with the requirements of the Revised Energy Strategy.

## **7. OWNERSHIP, MANAGEMENT AND MAINTENANCE**

Ownership of Clitterhouse and Claremont Park will remain with the London Borough of Barnet.

Final details of the management and maintenance arrangements for the parks are still under discussion with the applicant. The latest draft of the pre – reserved matter condition in respect of the Estate Management Strategy was submitted on the 6 June and is under consideration by officers.

The applicant has proposed (by letter) that they should be responsible for the maintenance of the hard works and soft works elements of the landscape proposals (as well as furniture) for a 24 month liability period. This will be extended for a 5 year liability period in respect of trees.

A condition is proposed to confirm the management and maintenance arrangements before development commences.

## **8. ENVIRONMENTAL IMPACT ASSESSMENT**

The EIA procedure in the UK is directed by the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (the 'Regulations'), EU Directive 85/337/EEC (as amended), as well as the National Planning Practice Guidance (2014).

Regulation 8 of the Regulations requires local planning authorities to consider whether or not the environmental information already before them (i.e. the ES submitted with the 2013 hybrid application F/04687/13 and any additional environmental information) is adequate to assess the environmental effects of the development:

To demonstrate the continued acceptability of the ES associated with F/04687/13 in the context of the detailed reserved matters applications for Phase 1A (North) an Environmental Statement Further Information Report (the 'ES FIR') has been submitted.

Within the ES FIR it is necessary to consider the impact of all relevant aspects of Phase 1A (North). The report therefore considers the likely significant effects of the development with all of the Reserved Matters submissions to date and their individual and cumulative effects.

The information assessed within the ES FIR is based upon the likely significant effects of the development incorporating the proposals within the Reserved Matters submissions made to the Council in January, including those withdrawn prior to registration and resubmitted in June 2015 (EIA Statement of Conformity (letter from Waterman EED Ltd dated 15th May 2015 (ref. EED15221-100.C.2.1.1)).

The amendments and additional information submitted against the reserved

matters application for Clitterhouse Playing Fields and Claremont Park have been considered in a further supporting statement submitted by the applicants' environmental consultant to accompany the revision to the RMA. The supporting statement concludes that there are no new or different significant effects so as to warrant changes to the relevant parts of the ES FIR.

The existing Environmental Statement associated with the 2014 permission supplemented by the ES FIR and the other additional environmental information previously submitted adequately identifies and assesses satisfactorily assess and address the likely significant effects impacts of the development for the purposes of determining the Clitterhouse Playing Fields and Claremont Park Open Spaces Reserved Matters application.

## **9. EQUALITY AND DIVERSITY ISSUES**

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”*

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation.

The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site.

The proposals will be DDA compliant although at this stage further details of the internal configuration of the pavilion and maintenance store have still to be agreed and are controlled by planning conditions. There is a limited number of

parking spaces available to car born visitors to the playing fields park and 4 of these are dedicated accessible spaces.

The proposals are considered to be in accordance with national, regional and local policy by establishing an inclusive design, providing an environment which is accessible to all.

## **10. CONCLUSION**

This reserved matters application proposes significant enhancements to both Clitterhouse Playing Fields and Claremont Open Space (which will become Claremont Park) and extends to the provision of children's play areas in both parks, the provision of formal sports facilities in Clitterhouse Playing Fields, including improved sports pitches. The proposals for the Playing Fields include re-profiling of the existing park and the adoption of a water management strategy to address surface water run off attenuation in accordance with current policy as well as in compliance with the requirements of the 2014 planning permission. The water management strategy will in addition specifically improve the drainage to the sports pitches at Clitterhouse and allow more extensive use of the pitches than is currently the case.

The development at Clitterhouse includes improvements to Clitterhouse Stream in order to enhance existing habitats and improve biodiversity.

The Playing Fields will also accommodate a new park facilities pavilion which will include male and female toilets, showers and changing room facilities, including disabled facilities. A new cafe kiosk is included together with an outdoor seating area.

Claremont Park extends the existing open space area into the adjoining industrial estate which will be achievable following the purchase of the existing estate buildings and site clearance.

The redevelopment of both parks is an integral element of the wider Brent Cross Cricklewood regeneration proposals and the proposals follow on from the 2014 outline planning permission. The development principles have already been established although the detail now proposed must be in compliance with the requirements of the 2014 S73 Consent and regard had to current development plan policies. The proposals have been developed in lengthy pre-application consultation with the applicants and the officers have therefore had an opportunity to influence the development proposals as submitted.

There are a number of matters that still require addressing in terms of some fine details and consequently there are a number of further conditions proposed. The application has been subject to statutory consultation and a number of third party representations have been made. No significant issues have been raised that have not been addressed or which would move officers to recommend refusal.

The reserved matters application is in accordance with the existing planning permission (as amended through Condition 2.4 and revisions to the S106 Agreement) and the principle of development has therefore been established. An assessment against Development Plan policy supports the application

Overall, officers find the proposals acceptable and recommend that the application is approved subject to conditions as outlined in Appendix 1.