

APPENDIX 2

Analysis of Scheme Compliance with Regional and Local Planning Policy

Table 2.1: Analysis of the proposals compliance with London Plan (March 2015) Policies

Policy	Content Summary	Extent of compliance and comment
Policy 1.1 (Delivering the strategic vision and objectives for London)	Strategic vision and objectives for London including managing growth and change in order to realise sustainable development and ensuring all Londoners are able to enjoy a good and improving quality of life. Improving environments which are easy, safe and convenient for everyone to access.	Compliant: As a London Plan Opportunity Area, the approved BXC scheme seeks to make the most of brownfield land to meet wider growth requirements in terms of housing, retail and commercial activities in a location accessible by a range of transport modes. The provision of improved open space and recreational facilities will assist in achieving the wider sustainable aims of the Plan.
Policy 2.6 (Outer London: vision and strategy);	Work to realise the full potential of outer London and enhance the quality of life for present and future residents. Understand the significant difference in the nature and quality of neighbourhoods; improvement initiatives should address these sensitively and draw upon strategic support where necessary.	Compliant: The proposed development represents one of the most important opportunity areas in outer London. The BXC Opportunity Area represents a significantly underutilised area of accessible brownfield land in need of regeneration. More specifically, in relation to the current application, the provision of enhanced sports facilities and play areas, including amenity space will improve the quality of existing neighbourhoods.
Policy 2.13 (Opportunity Areas and Intensification Areas)	Support the strategic policy directions for the opportunity areas, and where relevant, in adopted opportunity area planning frameworks Support wider regeneration, including in particular improvements to environmental quality, and integrate development proposals to the surrounding areas especially for regeneration.	Compliant: With regard to the current application, the provision of enhanced facilities at Clitterhouse Playing Fields and Claremont Park will set the context for amenity and open space provision for future phases of development. Their early delivery will allow these areas to become established as other phases are delivered to complement them.
Policy 2.14 (Areas for regeneration)	Boroughs should identify spatial areas for regeneration and spatial policies to bring together regeneration.	Compliant: The BXC site is identified as a London Plan Opportunity Area (See Policy 1.1 above) in need of comprehensive regeneration and capable of accommodating significant housing, jobs and community infrastructure. Clitterhouse Playing Fields will be developed as a Community Park and contributes to the wider regeneration aims, with Claremont Park being developed as a Neighbourhood Park.

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Policy 2.18 (Green infrastructure: the multi-functional network of green and open spaces)	Development proposals should protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure.	Compliant: The specific proposals deliver a range of green infrastructure, including enhancements to existing open spaces and the creation of new open spaces as part of an overall increase of approximately 9 hectares of open space. A network of cycle and pedestrian routes will be provided which will link areas of open space.
Policy 3.1 (Ensuring equal life chances for all)	Development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted.	Compliant: It is considered that the impact of the development on existing social infrastructure provision has been appropriately considered and that the proposed provision will be adequate to meet forecasted need in accordance with this policy.
Policy 3.2 (Improving health and addressing health inequalities)	New developments should be designed, constructed and managed in ways that improve health, promote healthy lifestyles and wellbeing of communities.	Compliant: The design of the development has been influenced by the desire to create a healthy environment. The proposal is found to be compliant with the objectives of this policy. Provision of new open space and play areas (including some early in Phase 1), such as the improvements to Clitterhouse Playing Fields (Part 1 excluding Nature Park) and Claremont Park, will provide opportunities for higher levels of physical activity in accordance with policy requirements.
Policy 3.6 (Children and young people's play and informal recreation facilities)	The Mayor and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.	Compliant: The distribution of play areas and spaces expressed in the PROSS, Design and Access Statement and Design Guidelines as approved in 2010 and updated as part of the S73 application are based on a play strategy which accords with policy. Both Clitterhouse Playing Fields and Claremont Park will be provided with dedicated play areas for different age groups and it is considered that the provision of play space as proposed is acceptable.

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Policy 3.19 (Sports Facilities)	Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted. Temporary facilities may provide the means of mitigating any loss as part of proposals for permanent re-provision. Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of sports lighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the sports lighting gives rise to demonstrable	Compliant: It is considered that there will be a substantial improvement to the quality of sports facilities, resulting from the planned improvements to Clitterhouse Playing Fields as well as other new and enhanced open spaces. Furthermore, dedicated, and segregated, footpaths and cycleways will encourage walking and cycling activity.
Policy 5.10 (Urban greening); Policy 5.11 (Green roofs and development site environs)	Development proposals should integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this including tree planting and soft landscaping Proposals should be designed to include site planting to deliver as wide a range of the objectives associated with such planting as possible.	Compliant: The wider development includes an increase of approximately 9 hectares of open space/public realm which will significantly contribute to the urban greening of BXC. This includes the provision of a range of spaces such as Nature Parks, City Gardens, Riverside Parks and Community Parks. It also includes the proposed significant improvements to the existing open space at Clitterhouse Playing Fields, to be developed as a Community Park and Claremont Park, developed as a Neighbourhood Park. A network of cycle and pedestrian routes, and green corridors will provide access and connectivity through the Playing Fields to link to existing networks and other areas of open space. It is noted that the proposed park facilities building will be provided with a green roof and will be constructed to meet BREEAM Very Good standard.
Policy 5.12 (Flood risk management); Policy 5.13 (Sustainable drainage)	Proposals must comply with the flood risk assessment and management requirements of set out in the NPPF and supporting Technical Guidance. Proposals should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so and should aim to achieve Greenfield runoff rates and ensure that surface water runoff is managed as close to its source as possible. Drainage should be designed and implemented in ways that deliver other objectives of the London Plan.	Compliant: The proposals have been based on a comprehensive flood risk assessment that has been previously accepted by the Environment Agency. It is therefore considered that the application complies with this policy. A range of sustainable urban drainage systems are proposed as part of the SUDS strategy to be submitted and approved under conditions 1.27 and 44.5 of the 2014 planning permission.
Policy 6.1 (Strategic approach);	The Mayor will work with all relevant partners to encourage a high quality public realm where appropriate, a	Compliant: The proposed public realm improvements will see the provision of a network of green corridors

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	corridor-based approach should be taken to ensure the needs of street users and improvements to the public realm are co-ordinated.	connecting different green spaces with the proposed park improvements connecting via the proposed Market Square and the Living Bridge to Brent Cross Centre.
<p>Policy 6.9 (Cycling);</p> <p>Policy 6.10 (Walking)</p>	<p>Proposals should identify and implement a network of cycle routes. Contribute positively to an integrated cycling network for London by providing infrastructure that is safe, comfortable, attractive, coherent, direct and adaptable and in line with the guidance set out in the London Cycle Design Standards (or subsequent revisions).</p> <p>Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space by referring to Transport for London's Pedestrian Design Guidance. Promote the 'Legible London' programme to improve pedestrian way finding. Encourage the use of shared space principles, such as simplified streetscape, de-cluttering and access for all.</p>	<p>Compliant:</p> <p>The Area Wide Walking and Cycling Study and the Pedestrian and Cycle Strategy will ensure that a network of cycle and pedestrian routes is provided on a phase by phase basis as part of the scheme, including appropriate links between the site and adjacent communities. The developers will be required to fund appropriate improvements and mitigation measures in the light of these studies, as well as the relevant transport reports and the monitoring strategy.</p> <p>The proposed development includes dedicated cycle paths and provides cycle parking within the development sites.</p>
Policy 6.13 (Parking)	The maximum standards in the London Plan should be applied to planning applications and developments should also provide electrical charging points, parking for disabled people and cycle parking in accordance with the London Plan standards. Delivery and servicing needs should also be provided for.	<p>Compliant:</p> <p>The development of Clitterhouse Playing Fields includes car parking for 26 cars, including 4 accessible spaces and this is considered acceptable to the Council.</p>
Policy 7.1 (Lifetime Neighbourhood)	Development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods.	Compliant: A key objective of the BXC scheme is to create a sustainable and balanced community. Residents will benefit from new community and social facilities
Policy 7.3 (Designing out crime)	Development proposals should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.	Compliant: a number of steps have been taken through the design stage for the parks to reduce the opportunity for criminal behaviour. These include boundary fencing to the whole of the site and the use of lockable gates at entrances, a

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		lighting strategy and effective landscaping.
<p>Policy 7.4 (Local character);</p> <p>Policy 7.5 (Public realm);</p> <p>Policy 7.6 (Architecture)</p>	<p>Buildings, streets and open spaces should provide a high quality design that has regard to the pattern and grain of the existing spaces in orientation, scale, proportion and mass. Contributes to a positive relationship between the urban structure and natural landscape features.</p> <p>Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Landscape treatment, street furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space.</p> <p>Architecture should make a positive contribution to a coherent public realm, incorporate the highest quality materials and design appropriate to its context.</p>	<p>Compliant: The urban design principles that underpin the BXC masterplan as set out in the Revised Design and Access Statement, Design Guidelines, DSF and Parameter Plans fulfil the key criteria of these policies to provide high quality buildings, streets and spaces. The development incorporates the principles of “Secured by Design”</p> <p>The public realm areas within the proposed parks has been designed to ensure that it is accessible and user friendly.</p> <p>The design of the proposed park facilities pavilion is considered acceptable.</p>
Policy 7.17 (Metropolitan Open Land)	The strongest protection should be given to London’s Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.	Compliant: Clitterhouse Playing Fields is designated as MOL. This designation is respected and the open space will be protected and improved although modified as part of the development. New building proposed includes the re-provision of the astro-turf pitches, a small pavilion for changing rooms and associated uses which is related to the use of the playing fields.
Policy 7.18 (Protecting open space and addressing deficiency)	The loss of protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate	<p>Compliant: The development contains an increase of approximately 9 hectares of open space/public realm net.</p> <p>Provision will be strategically phased in order to avoid any deficiency throughout the construction. The wider development results in the loss of existing Clarefield Park and small open spaces off Brent Terrace (as shown on Parameter Plan 016), which are re-provided in alternative locations across the site. These open spaces are removed in</p>

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		<p>Phase 1 and as a result early qualitative improvements are made to Clitterhouse Playing Fields Part 1 and Claremont Park, before an area of temporary open space (circa 1.2 ha) immediately north of Clitterhouse Playing Fields (as shown on Parameter Plan 019) is provided. The temporary open space will be retained until the land is required for redevelopment.</p> <p>The proposals for Clitterhouse Playing Fields and Claremont Park therefore comply with this strategy.</p>
<p>Policy 7.19 (Biodiversity and access to nature)</p>	<p>Proposals should:</p> <ul style="list-style-type: none"> - Wherever possible make a positive contribution to the protection, enhancement, creation and management of biodiversity. - Prioritise assisting in meeting targets in biodiversity action plans and/or improve access to nature in areas deficient in accessible wildlife sites. - Be resisted where they have significant adverse impacts on the population or conservation status of a protected species, or a priority species or habitat identified in a biodiversity action plan. 	<p>Compliant: Regard has been paid to nature conservation and biodiversity and it is considered that the development will result in a net gain in biodiversity in terms of habitat quality and connectivity, particularly in the habitat around Clitterhouse Stream.</p>
<p>Policy 7.21 (Trees and woodlands)</p>	<p>Existing trees of value should be retained and any loss as a result of development should be replaced. Wherever appropriate the planting of additional trees should be included in developments.</p>	<p>Compliant: The applicant has undertaken a complete tree survey, including other vegetation areas and habitat areas identifying those trees that will be removed and those that will be protected. A detailed landscaping plan is included in the proposals.</p>
<p>Policy 7.27 (Blue Ribbon Network: supporting infrastructure and recreational use).</p>	<p>Development proposals should protect and improve existing access points to (including from land into water such as slipways and steps) or alongside the Blue Ribbon Network (including paths)..</p>	<p>Compliant: The aspirations of this policy are achieved through improvements to the environment around Clitterhouse Stream</p>
<p>Policy 7.30 (London's canals and other river's and waterspaces)</p>	<p>Development proposals along London's canal network and other rivers and waterbodies (such as reservoirs, lakes and ponds) should respect their local character and contribute to their accessibility and active water related uses, in particular transport uses, where these are possible.</p>	<p>Compliant: It is considered that the development will contribute to the overall improvement of the habitat of rivers, brooks and streams in accordance with this policy.</p>

Table 2.2: Analysis of the proposals compliance with Barnet's Local Plan Policies
(September 2012)

Policy	Content Summary	Extent of Compliance and Comment
Core Strategy		
CS NPPF (National Planning Policy Framework – presumption in favour of sustainable development)	Take a positive approach to proposals which reflect the presumption in favour of sustainable development and approve applications that accord with the Local Plan, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or the relevant policies are out of date permission should be granted, unless material considerations indicate otherwise.	Compliant: the proposal is considered to constitute sustainable development in accordance with the NPPF and which complies with Local Plan taken as a whole. It has therefore been recommended for approval.
CS1 (Barnet's place shaping strategy – the three strands approach)	<p>As part of its 'Three Strands Approach' the council will:</p> <ul style="list-style-type: none"> - Concentrate and consolidate growth in well located areas that provide opportunities for development, creating a high quality environment that will have positive impacts. - Focus major growth in the most suitable locations and ensure that this delivers sustainable development, while continuing to conserve and enhance the distinctiveness of Barnet as a place to live, work and visit. - Ensure that development funds infrastructure through Section 106 Agreements and other funding mechanisms. - Protect and enhance Barnet's high quality suburbs. 	<p>Compliant: the proposal is considered to show the influence of this policy and demonstrates compliance with its key objectives.</p> <p>As an Opportunity Area in the Mayor's London Plan, the BXC scheme has been developed with the consideration that the site has significant capacity for new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.</p> <p>The proposed development relates to matters reserved following the grant of planning permission in 2014. The redevelopment of Clitterhouse Playing Fields as a Community Park and Claremont Park as a Neighbourhood Park will provide significant enhancements to the provision of open space and recreational facilities to serve the existing and future residents of the area.</p>
CS2 – Brent Cross - Cricklewood	<p>The Council will seek comprehensive redevelopment of Brent Cross – Cricklewood in accordance with the London Plan, the saved UDP policies (Chapter 12) and the adopted Development Framework. The Policy makes provision for the following:</p> <ul style="list-style-type: none"> • It is considered likely that comprehensive regeneration will be achieved in accordance with the planning permission. If this is not achieved, the Council will 	<p>The 2014 consent of the S73 application continues to ensure the comprehensive redevelopment of Brent Cross Cricklewood in accordance with this policy and the Saved UDP policies. The current Reserved Matters Application for the proposed Open Space developments at Clitterhouse Playing Fields and Claremont Park is consistent with the 2014 permission.</p> <p>The proposed development is included in Phase 1A(North) of the proposed Brent Cross Cricklewood Regeneration proposals and early delivery of qualitative open space and recreational facilities is</p>

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	<p>consider whether in the circumstances the Local Plan needs to be reviewed.</p> <ul style="list-style-type: none"> • Specific monitoring indicators for Brent Cross – Cricklewood are set out in Appendix B of the Core Strategy On the basis of these indicators it is expected that comprehensive re-development will commence in relation to Phase 1 at some time between 2015 and 2017. • If these milestones are not achieved (or are not likely to be capable of being delivered) we will consider the possible need for a review of the Core Strategy Policy on Brent Cross – Cricklewood • The key milestone for the regeneration of Brent Cross – Cricklewood is likely to be the Phase 1 Compulsory Purchase Order (CPO). If by the end of 2014 any CPO that is required to deliver Phase 1 and commence the development has not been made and submitted for confirmation we will instigate a review of the policy framework for Brent Cross – Cricklewood. 	<p>critical to delivery of future stages in the wider regeneration programme.</p> <p>The provision of significantly improved open spaces will provide facilities for existing residents in the area as well as future residents in subsequent years as new housing is brought forward.</p>
<p>CS5 (Protecting and enhancing Barnet's character to create high quality places)</p>	<p>The council will ensure that development in Barnet respects local context and distinctive local character, creating places and buildings with high quality design.</p> <p>Developments should:</p> <ul style="list-style-type: none"> - Address the principles, aims and objectives set out in the relevant national guidance. - Be safe attractive and fully accessible. - Provide vibrant, attractive and accessible public spaces. - Respect and enhance the distinctive natural landscapes of Barnet. - Protect and enhance the gardens of residential properties. - Protect important local views. - Protect and enhance the boroughs 	<p>Compliant: It is considered that the S.73 scheme takes into account the requirements of different groups and sectors of the community, providing sports pitches, play areas for different age groups, recreational facilities, amenity grassland and quality open space for existing residents as well as future residents in the area.</p> <p>Clitterhouse Playing Fields is defined as a Community Park, meeting the needs of the wider community and Claremont park is a neighbourhood park, designed for local user groups. Both parks offer recreational open space for residents Both parks have been planned in order to ensure that different community needs are met. The security of park users and local residents has been addressed through a proposed lighting strategy, secure park entrances, boundary fencing and lockable gates at entrances. The choice of landscaping will also discourage rough sleeping and wild camping in the parks.</p> <p>The proposed development is consistent with approved Parameter Plan 012: Clitterhouse Fields.</p>

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	<p>high quality suburbs and historic areas and heritage.</p> <ul style="list-style-type: none"> - Maximise the opportunity for community diversity, inclusion and cohesion. - Contribute to people's sense of place, safety and security. 	
<p>CS7 (Enhancing and protecting Barnet's open spaces)</p>	<p>Protection and enhancement of Metropolitan Open Space</p> <p>Create a greener Barnet by:</p> <ul style="list-style-type: none"> - Meeting increased demand for access to open space and opportunities for physical activity. - Improving access to open space in areas of public open space deficiency. - Securing improvements to open spaces including provision for children's play sports facilities and better access arrangements, where opportunities arise. - Maintaining and improving greening by protecting incidental spaces, trees, hedgerows and watercourses. - Protecting existing site ecology and ensuring development makes the fullest contributions enhancing biodiversity. - Enhancing local food production - Improve the green networks 	<p>Compliant. The delivery of Clitterhouse Playing Fields (metropolitan open land) and Claremont Park being brought forward as part of the Phase 1A(N) developments counters the loss of Clarefield Park to accommodate the Living Bridge and the time lapse prior to a temporary Clarefield Park being provided. The proposals will provide significant enhancement to existing open space.</p> <p>The proposals provide qualitative open space, both for local residents and for future residents, with Clitterhouse providing facilities for the wider recreational community.</p> <p>The level of sports pitch provision, other sports facilities and the different play areas for different age groups have all been agreed in discussion with the Council's Greenspaces service.</p> <p>The proposed park developments will link into the proposed network of green spaces, in particular the connections through the proposed Market Square to the north and then by way of the proposed 'Living Bridge' corridor into the redeveloped Brent Cross Centre.</p> <p>Within this first phase of development there are proposals to improve the habitat and environment of Clitterhouse Stream where this abuts the application site.</p> <p>An extensive planting strategy and landscaping proposals, together with enhanced habit and ecology areas further ensures that the development complies with this policy.</p>
<p>CS9 (Providing safe, efficient and effective travel)</p>	<p>Developments should provide and allow for safe effective and efficient travel and include measures to make more efficient use of the local road network.</p> <p>Major proposals should incorporate Transport Assessments, Travel Plans, Delivery and Servicing Plans and mitigation measures and ensure that adequate capacity and high quality safe transport facilities are delivered in line with demand.</p> <p>The council will support more environmentally friendly transport</p>	<p>Compliant in so far as these specific proposals seek to improve cycle path and footpath provision through Clitterhouse Playing Fields and into the wider network. The provision of cycle stands within the Playing Fields park will encourage visits by cyclists, as will the segregated footpath/cyclepath routes.</p>

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	networks, including the use of low emission vehicles (including electric cars), encouraging mixed use development and seeking to make cycling and walking more attractive for leisure, health and short trips.	
CS10 (Enabling inclusive and integrated community facilities and uses)	The council will ensure that community facilities are provided for Barnet's communities and expect development that increases the demand for community facilities and services to make appropriate contributions towards new and accessible facilities.	Compliant: the proposed sports and recreational facilities at Clitterhouse Playing Fields are available for the wider community and cater for a wide range of sports. The proposed age related play areas have been designed in discussion with the Council's Greenspaces service to ensure that the relevant user groups' needs are met.
CS11 (Improving health and wellbeing in Barnet)	Will improve health and wellbeing in Barnet through a range of measures including supporting healthier neighbourhoods, ensuring increased access to green spaces and improving opportunities for higher levels of physical activity.	Compliant: the provision of new and improved open space, recreational facilities, sports pitches and play areas such as those proposed in the redevelopment of Clitterhouse Playing Fields and Claremont Park will provide opportunities for higher levels of physical activity and access to open spaces and recreational facilities in accordance with policy requirements.
CS12 (Making Barnet a safer place)	<p>The Council will:</p> <ul style="list-style-type: none"> - Encourage appropriate security and community safety measures in developments and the transport network. - Require developers to demonstrate that they have incorporated community safety and security design principles in new development. - Promote safer streets and public areas, including open spaces. 	<p>Compliant: the proposed parks will be bound by secure fencing and gateway park entrances will be provided with lockable gates to control access outwith daylight hours.</p> <p>The proposed landscaping strategy for each park has been designed with security of local residents in mind, with the planting regime discouraging wild camping within the parks.</p> <p>The gateway entrances and principal routes through the parks will be lit and the applicants have prepared a lighting strategy to ensure the provision is adequate.</p>
CS13 (Ensuring the efficient use of natural resources)	<p>The council will:</p> <ul style="list-style-type: none"> - Seek to minimise Barnet's contribution to climate change and ensure that the borough develops in a way which respects environmental limits and improves quality of life. - Promote the highest environmental standards for development to mitigate and adapt to the effects of climate change. - Expect development to be energy efficient and seek to minimise any wasted heat or power. - Expect developments to comply with 	<p>Compliant: the proposed park facilities pavilion is designed to achieve BREEAM 'Very Good' rating.</p> <p>The development proposals will be subject to an area wide SuDS strategy in order to attenuate and minimise surface water run-off.</p>

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	<p>London Plan policy 5.2.</p> <ul style="list-style-type: none"> - Maximise opportunities for implementing new district wide networks supplied by decentralised energy. - Make Barnet a water efficient borough, minimise the potential for fluvial and surface flooding and ensure developments do not harm the water environment, water quality and drainage systems. - Seek to improve air and noise quality. 	
CS15 (Delivering the Core Strategy)	The council will work with partners to deliver the vision, objectives and policies of the Core Strategy, including working with developers and using planning obligations (and other funding mechanism where appropriate) to support the delivery of infrastructure, facilities and services to meet needs generated by development and mitigate the impact of development.	Compliant: the Section 73 permission was subject to a S106 Agreement. The current RMA sits under the S73 permission and the requirements of the s106 are still applicable. Where required, the s106 will be varied in order to secure deliver of specific elements within the current application.
Adopted UDP (May 2006) Saved Policies (May 2009) as referred to in Core Strategy Policy CS2 – Chapter 12 of the UDP: Cricklewood, Brent Cross and West Hendon Regeneration Area		
GCrick Cricklewood, Brent Cross and West Hendon Regeneration Area	<ul style="list-style-type: none"> - The Council seeks integrated regeneration in the Cricklewood, Brent Cross and West Hendon Regeneration Area. - All development to the highest environmental and design standards - Aim to develop a new town centre over the plan period. 	Compliant: the development is consistent with this strategic aim, falling as it does within the terms of the S73 permission.
C1 Comprehensive Development	<ul style="list-style-type: none"> - The Council seeks the comprehensive development of the regeneration area in accordance with the area framework and delivery strategy. - Development proposals will need to meet policies of the UDP and their more detailed elaboration in the development framework. 	Compliant: The scheme accords with this policy. The proposals are Phase 1A(N) proposals within the scope of the S73 permission, the first phase of development within the wider Brent Cross Cricklewood regeneration project.
C2 Urban Design & Quality	-The Council will seek to achieve the standards of urban design for the Regeneration Area to result in a development of landmark quality.	Compliant: The LPA considers that the development will deliver a high quality environment in accordance with accepted principles of good urban design and this policy. Clitterhouse Playing Fields in particular is to be developed as a Community Park and will be subject to significant improvement in terms of the

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		facilities being offered to residents.
C3 Urban Design – Amenity	-The development should protect and improve the existing amenities of existing residents.	Complaint: The development will deliver improved park facilities and services for existing residents, offering a wide range of sports facilities at Clitterhouse and age related dedicated play areas in both parks. The proposals provide improved access for residents whilst protecting residents' existing amenity.
C4 Sustainable Design	<p>The Council will seek to ensure that the Regeneration Area pursues the highest standards of environmental design, including:</p> <ul style="list-style-type: none"> • meet high performance standards for environmentally sustainable design and construction • an integrated network of public open spaces • Ensure the restoration and enhancement of the River Brent, without detrimental impact to the Brent Reservoir SSSI. • There must be a buffer zone, appropriate protection of legally protected species, and opportunities taken to enhance the biodiversity of the area. 	<p>Compliant: It is considered that the development will maximise the use of land and improve open space, cycle and pedestrian networks in accordance with the planning conditions and obligations.</p> <p>The development will result in a net gain in biodiversity in terms of habitat quality and connectivity. Substantial improvements are proposed to Clitterhouse Playing Fields, Claremont Park and Clitterhouse Stream and it is therefore considered that all criteria of this policy are met.</p> <p>A detailed landscaping scheme, habitat study and biodiversity strategy ensure that where required protected species will be protected and across the site the development will deliver enhanced habitat and ecology.</p> <p>Statutory consultees have not raised any objections to the proposal and the application is considered to demonstrate the influence of this policy.</p>
C7 Transport Improvements	<p>Transport improvements - the following should be provided through planning conditions and/or Section 106 agreements:</p> <ol style="list-style-type: none"> i. Connections and improvements to the strategic road network. ii. Sufficient transport links to and through the development, to include at least one vehicular link across the North circular Road and one vehicular link crossing the railway to the Edgware Road. iii. A new integrated railway station and new integrated bus station at Cricklewood, linked by a rapid transport system to Brent Cross Bus Station and Hendon Central and/or Brent Cross Underground Stations on the Northern Line. 	Compliant in so far as an integrated pedestrian and cycle path strategy has been developed to facilitate connectivity through the development sites to connect into existing networks. The proposals will provide enhanced connectivity.

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	<p>iv. A new bus station at Brent Cross, to north of the North Circular Road, with associated improvements to the local bus infrastructure.</p> <p>v. An upgrade of the rail freight facilities.</p> <p>vi. Provision of an enhanced, rail-linked waste transfer station serving North London.</p> <p>vii. Priority measures for access to disabled persons, pedestrians, buses and cyclists throughout the Regeneration Area.</p>	
C8 Parking Standards	This sets out maximum parking standards of 1 space per residential unit within the Regeneration Area, with retail parking provision to accord to London Plan standards.	Compliant., the s106 required a minimum of 15 spaces to serve the Clitterhouse playing fields development and 26, including 4 accessible spaces are to be provided.
C11 Implementation	The Council will require developers to provide on-site and off-site infrastructure, facilities and services to support the regeneration of the area.	Compliant. The proposed park redevelopment will align with revisions to the road network, including the provision a new Claremont Park Road and a realigned Claremont Road
UDP Specific Proposals (2006) Site	<p>Parts of the BXC development site are subject to site-specific proposals as shown in the Proposals Map (2006) (as saved). The aspirations for these sites are set out below:</p> <ul style="list-style-type: none"> • Brent Cross New Town Centre (Site 31) – new town centre, comprising a mix of appropriate uses, improved public transport and pedestrian access, landscaping and diversion of the River Brent; • Cricklewood Eastern Lands (Site 37) – mixed use including residential, office, leisure, local and neighbourhood shops, education, community uses and open space; • New Railway Station Cricklewood (Site 38) – railway station and public transport interchange; • New Waste Transfer Station (Site 39) – waste handling facility. 	Compliant – the proposals are consistent with the Proposals Map.

Policy	Content Summary	Extent of Compliance and Comment
Cricklewood, Brent Cross, West Hendon Regeneration Area Development Framework SPD 2005.		
<p>The Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework was adopted by the council and the Mayor of London as Supplementary Planning Guidance in 2005. This Development Framework was produced in collaboration with the Mayor and the Greater London Authority, landowners and developers in order to guide and inform the design and delivery of the development with the aim of achieving high quality comprehensive redevelopment of the area around a new sustainable mixed use town centre spanning the North Circular Road.</p> <p>The London Plan and the UDP saved policies combined with the Development Framework establishes a series of strategic principles for the comprehensive redevelopment of the area to create a new town centre, the overall vision for which is set out in UDP Policy GCrick.</p> <p>With regard to Clitterhouse Playing Fields the Framework seeks the relocation and improvement of sports pitches, community gardens and casual recreation areas for toddlers and teenagers, multipurpose sports courts, improved tree planting, and a new pedestrian and cycle network. The area will be a focus for shared community and education playing fields.</p> <p>With regard to Claremont Park the Framework seeks improved open space that will utilise the existing Claremont Way Open Space, its landscape upgraded, and provided with new facilities to create an attractive contiguous new expanded facility linked to Clitterhouse Fields</p>	<p>Compliance in relation to the proposed Open Space works: The parameters and principles of the BXC scheme are considered to be in accordance with the principles set out in the guidance contained in the adopted Development Framework (2005) generally and taken as a whole.</p> <p>The general proposals for both Clitterhouse Playing Fields and Claremont park are consistent with the vision and aims of the Development Framework. A hierarchy of open spaces will be provided across the Brent Cross Cricklewood regeneration project and the enhancements for Clitterhouse and Claremont Parks ensure compliance with those aims and will connect into the proposed network.</p>	

Key relevant local and strategic supplementary planning documents

Local Supplementary Planning Documents and Guidance:

Infrastructure Delivery Plan (2011)
Sustainable Design and Construction (2013)
Planning Obligations (Section 106) (April 2013)

Strategic Supplementary Planning Documents and Guidance:

Accessible London: Achieving an Inclusive Environment (April 2004)
Sustainable Design and Construction (May 2006)
Shaping Neighbourhoods: Play and Informal Recreation (September 2012)
Providing for Children and Young People's Play and Informal Recreation SPG (2008)
London's Foundations SPG (March 2012)