

APPENDIX 5

CONFORMITY WITH S73 CONSENT DEVELOPMENT SPECIFICATION AND FRAMEWORK

Revised Design Specification and Framework (RDSF) and Parameter Plans (PP)	Requirement relevant to Reserved Matters at Clitterhouse Playing Fields and Claremont Park	Compliance
Clitterhouse Playing Fields and Claremont Park Open Spaces		
Parameter Plan 001- Development Zones	<p>Parameter Plan 001 identifies Development zones including Clitterhouse Playing Fields (CPF). Claremont Park is not specifically identified as a separate development zone and falls within the Market Square development zone.</p> <p>Parameter Plan 012 relates specifically to Clitterhouse Playing Fields. Whereas Clitterhouse Playing Fields is defined as a Community Park, Claremont Park is identified as a Neighbourhood Park</p> <p>The Development Zones reflect areas of character within the S73 Consent site. With regard to Clitterhouse Playing Fields the revised Development Specification Framework (RDSF) identifies the playing field development as providing improved and enhanced existing open space, including dual use education and community facilities.</p>	<p>The proposed redevelopment of Clitterhouse Playing Fields is within the development zone identified in Parameter Plan 001. The proposals comply with the requirements of the RDSF in so far as they deliver ‘improved and enhanced open space’. In addition, the playing fields development includes a park facilities building that provides an element of Class D1 floor space that is not specifically identified in the parameter plan although the development overall includes a figure of Class D1 floor space for the whole development site.</p> <p>The requirements for Claremont Park are less onerous and less defined given the park is a neighbourhood park rather than a community park.</p>

	<p>The total development floorspace is stated in Table 1 of the RDSF and this is divided between development zones in accordance with the Zonal Floorspace Schedule contained within Appendix 5 of the RDSF. The plan also identifies a series of Building Zones within each Development Zone which are defined by the approximate location of roads/routes and open spaces, as shown on the remaining Parameter Plans.</p> <p>The floorspace allocated to each Development Zone is further sub-divided across each Building Zone, as described in Parameter Plan 014.</p>	
Parameter Plan 002- Transport Infrastructure	<p>Parameter Plan 002 identifies the principal access to CPF from Claremont Road in the location of Clitterhouse Farm. A new at grade pedestrian crossing is shown adjacent to this access point on Claremont Road.</p> <p>A new highway junction is shown at the east of Claremont Park, this new junction will also give access to a new road that will define the northern boundary of Claremont park (Claremont Park Road).</p> <p>An existing underpass gateway is identified on the eastern edge of CPF at Hendon Way.</p>	<p>Access to CPF will be gained principally from Claremont Road. There will be limited vehicular access to the proposed car park as well as the Clitterhouse Farm buildings which are now to be retained.</p> <p>Claremont park has been designed to abut the proposed Claremont Park Road in compliance with this parameter plan.</p> <p>The Ridge Hill/Hendon Way underpass has been identified for improvements in the reserved matters application.</p>
Parameter Plan 003- Public Realm and Urban	Parameter Plan 003 identifies a network of new	Application drawing number 1065-08-001 Rev I

<p>Structure</p>	<p>and existing public spaces and the routes between them for cyclists and pedestrians.</p> <p>CPF is defined as a community park (CP1) with a minimum area requirement of 18.2ha, Claremont Park is identified as a neighbourhood park (NH2) with a minimum area requirement of 1.95ha.</p> <p>A number of Green Corridors (GC 3 – 5) are delineated for inclusion in the CPF proposals; these are proposed along the southern, eastern and north eastern park boundaries.</p> <p>A number of secondary and tertiary cycle and pedestrian routes are proposed in order to provide access to the site at the gateway access points and providing connectivity through CPF.</p>	<p>shows the general arrangements for the park, and demonstrates compliance with Parameter Plan 003 requirements, including the provision of the green corridors and cycle/pedestrian links through CPF.</p> <p>More detailed drawings of the park layout are shown in dwgs 1065-08-020 to – 025. Detailed planting proposals are shown in dwgs 1065-08-201 to – 215.</p> <p>The proposals accord with Parameter Plan 003.</p>
<p>Parameter Plan 006 – Proposed Finished Site Levels</p>	<p>The site levels for Clitterhouse Playing Fields are addressed separately in Parameter Plan 012.</p> <p>Parameter Plan 006 shows a proposed ground level at the western end of Claremont Park of 48.00m AOD</p>	<p>Parameter Plan 006 has been amended to show a proposed ground level at the western end of Claremont Park of 49.00m AOD, an increase on the S73 permission approval of 1.0m and a proposed road level for the new Claremont Park Road of 49.51m AOD.</p> <p>The change allows a DDA compliant footpath link to Claremont Park.</p>
<p>Parameter Plan 012 – Clitterhouse Playing Fields</p>	<p>Parameter Plan 012 defines that Clitterhouse Playing Fields are to be substantially enhanced as</p>	<p>As agreed in discussion with the LPA, Parameter Plan 012 is to be amended in order to</p>

	<p>part of the development proposals and identifies the general location of uses within Clitterhouse Playing Fields, as now defined within the current Reserved Matters Application.</p> <p>The plan identifies the general area for new all-weather pitches, which will be used in conjunction with the adjacent education campus (Plot E1 on Parameter Plan 001), as well as by the local community (note that these pitches fall within part 2 development phasing for CPF).</p> <p>Included in the Parameter Plan is greater details of the gateway access points, the green corridors the indicative location for community play area, an area to accommodate natural grass playing pitches, indicative locations for a park pavilion and maintenance store buildings as well as an indicative car park area.</p> <p>It is intended through the detailed application stage that the park's current poor quality formal sports pitches will be improved to maximise the potential number of hours for play and an additional area will be retained as predominantly amenity grassland with areas of habitat and/or planting defined within the site.</p> <p>The Parameter Plan also defines proposed ground levels in order to show how the site will be re-</p>	<p>accommodate a revised layout. The facilities proposed in Parameter Plan 012 remain constant however an application under Conditions 2.4 and 2.5 of the S73 permission has been submitted (under reference 15/00664//CON) in order to vary the layout of Clitterhouse Playing Fields. The application under conditions 2.4 and 2.5 is reported to members under separate cover alongside this RMA.</p> <p>The proposed development is therefore consistent with the proposed amendments to Parameter Plan 012.</p> <p>Application drawings 1065-08-020 and 1065-08-020 to 025, show the general layout of the proposed CPF and more detailed drawings of each area within the park.</p> <p>The revisions have been agreed with Council officers, with Greenspaces officers having significant input into the location, design, layout and content of the community play area which is designed, in accordance with the requirements of the Section 106 Agreement, Schedule 28, to provide a range of different age related play areas.</p> <p>The location of the pavilion has changed to the centre of the site and the maintenance store, to</p>
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	<p>profiled to accommodate the improvements and new facilities.</p> <p>Clitterhouse Farm Buildings are shown as being demolished.</p> <p>The accompanying text notes that the works also intend to maintain and improve the existing access route to the south east of Clitterhouse Playing Fields, involving cosmetic upgrade to the existing A41 pedestrian underpass as shown on Parameter Plan 002 (Ref U4), which will link up with the wider pedestrian routes and the existing London Cycle Network toward Childs Hill and on to Hampstead Heath.</p> <p>Claremont Park is shown as a Neighbourhood Park (NH2) however no further details for the park layout are defined in Parameter Plan 012.</p> <p>Para 5.32 of the RDSF however does state that Claremont Park will have a distinct woodland character and include play facilities for children.</p> <p>Para 5.67 recognises that in enhancing the playing fields area the proposals must also respect the Metropolitan Open Land designation.</p>	<p>be used by Greenspaces, has been defined in the area around Clitterhouse Farm buildings to allow the existing buildings to be retained and developed partially for that purpose. The proposed car park to serve the park has been relocated to a more central location closer to the pavilion building.</p> <p>The proposed synthetic turf pitches in the south west corner of CPF have been replaced with agreement from officers with a combination of tennis courts and multi use games area (MUGA).</p> <p>The natural grass playing fields to the immediate east of the former Hendon FC site have been removed in order to accommodate the play area. In so doing however the overall S106 agreement requirement to provide 6.23ha minimum of sports pitches can still be met in the area further to the east.</p> <p>Details of the proposed Water management Strategy have been submitted, including drainage details specifically related to the upgrade to the grass pitches that will be available. Once implemented, the reprofiled sports pitches will benefit from the improved drainage provision to ensure that the critical requirement of extending the availability of the pitches for use throughout the year is met. Greenspaces officers have</p>
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		<p>confirmed that the proposal would achieve desired improvements. A condition is nevertheless proposed to ensure that the drainage is implemented as planned.</p> <p>No details of the underpass (U4) improvements are included on the application drawings although indicative details of the improvements are included in the supporting Development Design Report for CPF. The details have generally been agreed with Transport for London, the Development Partners and the Council. Delivery of the upgrade will be controlled by planning condition.</p> <p>Clitterhouse Farm buildings are now shown as being retained as these can be utilised in part by Greenspaces as their Maintenance Store. Only part of the building is required for this purpose and the remainder is identified by the Clitterhouse Farm Project group as a community based facility. The retention of the buildings and future use as a maintenance store is reflected in the amended Parameter Plan 012.</p> <p>Some minor changes have also been made to the proposed ground levels.</p> <p>Claremont park includes children's play areas as agreed with the Council's Greenspaces team.</p>
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Parameter Plan 014 - Floor Space Thresholds	Parameter Plan 014 Table 6 identifies an approved development floor space threshold of 251sqm for CPF.	Consistent with Parameter Plan 014 and accompanying Table 6 as varied by application under Condition 2.4 and 2.5, 15/00664/CON, the proposed development floorspace to reflect the increase in size of the park facilities pavilion is 351sqm.
Parameter Plan 016 – Existing Buildings and Open Spaces	Parameter Plan 016 identifies those buildings on site which are to be demolished. The plan also identifies those buildings to be retained and incorporated into the scheme.	As noted above, whereas the S73 permission proposed the demolition of Clitterhouse Farm buildings, these are now to be retained to provide accommodation in part for the Greenspaces Maintenance Store. The proposed amendment has been captured in the application under Condition 2.4 and 2.5 and the development now proposed is in accordance with amended parameter plan 012.
Paragraph 2.18 –2.22 (Floorspace and Development Zones)	Paragraph 2.19 of the RDSF states that the total floorspace for the development is set out within Table 1. Table 1 identifies that the total Social and Community Infrastructure floorspace (Class D1) permitted within the 2014 Permission is 34,615sqm.	The proposed development amends through application 15/00664/CON Table 1 to increase the total Class D1 floor space to 34,689sqm to reflect the increase in floorspace of the park pavilion.
RDSF Appendix 5 – Zonal Floorspace Schedule	Appendix 5 includes a community facilities (Class D1) floorspace of 251 sqm for Clitterhouse Playing	This has been increased to reflect the proposed park pavilion floorspace of 325sqm

	Fields.	
Section 6 Implementation and Reconciliation Mechanism, Table 11 and 11a	<p>Table 11 shows PDP floor space for Clitterhouse Playing Fields at 251 sqm of Community Facilities, Class D1.</p> <p>Table 11a shows a total Class D1 floor space provision of 9,338 sqm.</p>	<p>The amendment to Table 11 reflects the increase in Class D1 floor space for CPF of 325sqm.</p> <p>Table 11a is amended to show total Class D 1 floor space of 9,412sqm.</p>
Appendix 10 Scale Thresholds	Appendix 10 includes building scale thresholds for buildings in CPF. The maximum length of the building in the S73 permission is 30m.	Appendix 10 Table 17 has been supplemented by table 17C to show an amended maximum building length of 31.5m.
Paragraph 2.69 – Open space and sustainability and energy	<p>Paragraph 2.69 – 2.87 of the RDSF require a minimum of 10% of available roof areas, where possible and distributed across the site. Green or brown roofs will be limited to flat roofs or roofs with a slope of up to 35° and created using substrate and vegetation from invertebrate rich locations on the Site, as far as possible.</p> <p>Standards of sustainability and energy commitments have been captured in the Explanatory Report. Controls have been placed through the Section 73 Planning conditions and the Revised Energy Statement (BXC9)</p>	<p>The only building proposed in the current RMA is the park pavilion. The pavilion is designed with a flat green roof for the whole structure.</p> <p>Details of the planting to be incorporated are subject to a recommended planning condition requiring written approval from the Council.</p>
Section 2, Table 8 - Sustainability Features Delivered	<p>Table 8 includes the following requirements relating to open space provision:</p> <ul style="list-style-type: none"> - Provision of new habitats and green 	The development of both CPF and Claremont Park meet these requirements. Habitat, ecology and biodiversity matters have been subject to lengthy pre-application discussion and negotiation to

	<p>corridors for flora and fauna</p> <ul style="list-style-type: none">- Drought tolerant planting and use of native species- Area of relative tranquillity to be created in main parks	<p>ensure that the optimum provision is achieved.</p> <p>CPF is provided with informal amenity grassland areas and community garden spaces.</p>
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