

## Peel Appendix 6 – Analysis of Scheme Compliance with Regional and Local Planning Policy

### 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.	Compliant: As a site within a London Plan Opportunity Area, the approved scheme at the former Peel Centre 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 proposals for the former Peel Centre are considered to constitute sustainable development in accordance with the parameters and other relevant development plan policies.
2.2 (London and the wider metropolitan area)	Work with the Mayor and GLA group to secure sustainable development and management of growth	Compliant: The Borough and applicant has worked closely with the Mayor and GLA group throughout the preparation of the policies for the CAAP area, during the pre-application process and in the lead up to the Planning Committee. This engagement process has helped to ensure that the proposals for the former Peel Centre represent the most sustainable form of development and growth for this Brownfield site.
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.	Compliant: The Colindale Opportunity Area represents a significantly underutilised area of accessible brownfield land in Outer London in need of regeneration. It is considered that the proposals for the former Peel Centre respect the setting and character of their surroundings whilst maximising the development potential of the land. The proposals include the creation of new homes with supporting services and facilities which meet the requirements of development plan policy.
2.7 (Outer London: Economy)	Address constraints and opportunities in the economic growth of outer London by: <ul style="list-style-type: none"> <li>• Establish sources of growth to perform more effectively</li> <li>• Enhance capacity and support for local activities and sub-region</li> <li>• Improve accessibility</li> <li>• Coordination in development</li> </ul>	Compliant: The proposals for the former Peel Centre site address constraints and opportunities in this part of outer London by delivering a new neighbourhood centre where planned (in accordance with the CAAP) which will be the focus of a range of town centre uses, including retail, leisure and community, alongside higher density housing, in a location with good public transport accessibility. The development will improve local accessibility to services by delivering new routes and connections to the neighbourhood centre and station to encourage walking and cycling. The combination of these factors will enable people in

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	<p>corridors to enhance the competitive advantage</p> <ul style="list-style-type: none"> <li>• Giving appropriate weight to wider economic, local environmental and other objectives in business and residential proposals</li> <li>• Improvements to the business environment; enhancing the vibrancy of town centres through higher density, retail, commercial and mixed use development including housing; home-working; improving access to industrial locations; developing decentralised energy networks and ensuring high quality design</li> <li>• Developing the office market through mixed-use redevelopment</li> <li>• Increased capacity in and around town centres through good public transport for leisure, retail, civic and especially higher density housing. Mixed use development approach</li> <li>• Managing and improving industrial capacity including SMEs, start-ups and affordable flexible floorspace</li> <li>• Coordinate investment of public agencies to complement private sector to promote advantage of outer London for public sector employment</li> <li>• Support leisure, arts, cultural and tourism, theatres and historic environment contribution to outer London economy including night-time economy</li> <li>• Coordinated marketing of visitor attractions</li> <li>• Locally driven response to skills needs</li> <li>• Addressing deprivation</li> </ul>	<p>Colindale to live closer to where they work.</p>

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	<ul style="list-style-type: none"> <li>• Partnerships and cross-boundary working to address particular issues</li> <li>• Ensuring availability and appropriate range of homes to attract employees and enable them to live closer to work in outer London</li> </ul>	
2.8 (Outer London: transport)	<p>Mayor, boroughs and other to address needs by:</p> <ul style="list-style-type: none"> <li>• Improving links to and between town centres and to the rail network</li> <li>• Integrating landuse and transport to optimise vacant and under-utilised land</li> <li>• Ensure rail, bus and other networks function better as integrated systems</li> <li>• Improving the quality, lighting, security of stations</li> <li>• Supporting park and ride where appropriate</li> <li>• Improving public transport access to jobs, support reverse commuting, enhancing bus services</li> <li>• Encourage cycling and walking</li> <li>• Active traffic management including demand management, road improvements and parking which reflects greater dependence on the private car</li> <li>• Maximise development opportunities supported by Crossrail</li> </ul>	Compliant: The new street network has been planned to better integrate the Colindale neighbourhood into the existing public transport network, in particular providing new connections to Colindale Station. The land use mix, quantum and density has been designed to optimise the use of the redundant Brownfield site in a location with good access to public transport. It will enable improvements through contributions towards enhancing existing public transport facilities, including the station.
Policy 2.13 (Opportunity Areas and Intensification Areas)	<p>Seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses</p> <p>Contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing.</p> <p>Support wider regeneration and</p>	Compliant: It is considered that the proposals for optimise the development potential of the land in an accessible location within a planned area of regeneration (Colindale Opportunity Area). The site has an existing PTAL which ranges between 1b and 4 (expected to increase to 2 to 4 as a result of accessibility improvements). The plans demonstrate that the proposals respond to this in the range of densities proposed, as well as responding to the character of the context. The densities are highest

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	<p>integrate development proposals to the surrounding areas especially for regeneration.</p>	<p>at the western end where in closest proximity to Colindale Station and the facilities within the newly created neighbourhood centre. In addition to this, the proposals will deliver a range of new community facilities on site to serve the new population and existing community, including a 3FE primary school, nursery and health centre.</p> <p>The proposed development meets or exceeds the London Plan Housing SPG internal space standards and other residential design standards. It provides a good level of amenity provision to all dwellings, including private gardens and balconies, access to communal amenity space. The proposals deliver a range of housing types and tenures, including houses, family and affordable housing.</p> <p>In addition to the range of community facilities, the proposals will provide a network of publicly accessible open spaces, sports, recreation and play facilities in the new local park, and a new pedestrian link to Colindeep Lane. The proposed development will therefore be well integrated with the surrounding area.</p>
<p>Policy 2.18 (Green infrastructure: the multi-functional network of green and open spaces)</p>	<p>Development proposals should protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure</p>	<p>Compliant: The development will deliver a range of green infrastructure, including a minimum of 4 hectares of public open space through a range of different types of spaces, including natural areas, green spaces, extensive and new tree planting. A network of cycle and pedestrian routes will be provided which will link areas of open space.</p>
<p>Policy 3.2 (Improving health and addressing health inequalities)</p>	<p>New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles.</p>	<p>Compliant: The proposals are found to be compliant with the objectives of this policy. The proposals will promote healthy lifestyles by: providing a network of well-connected public spaces that offer a range of recreational and play opportunities, informal sports pitches within the new local park (Peel Park) which can accommodate cricket and football and are available for use by the new primary school and community, a MUGA with court facilities for the new primary school and also available for community use out of hours, informal recreation including a trim trail and ball court. In addition to the new buildings being set in an environment of high quality new streets and public realm, the proposal will encourage a higher level of physical activity. A new health centre in the neighbourhood centre will improve access to healthcare for residents of Colindale.</p>

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Policy 3.3 (Increasing housing supply)	Boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target. For Barnet the target is 23, 489 over the next 10 years with an annual monitoring target of 2,349.	Compliant: This proposal will deliver 2,900 homes exceeding the minimum targets for the sites in the CAAP and making a substantial contribution towards strategic housing targets for Barnet and London.
Policy 3.4 (Optimising housing potential)	Development should optimise housing output for different types of location taking into account local context and character, the London Plan design principles and public transport capacity. Proposals which compromise this policy should be resisted.	Compliant: The scheme is considered to comply with the objective of this policy and is found to provide an optimum density of development. The higher densities are in the western end of the site in closest proximity to the station and new neighbourhood centre, with lower densities in the central area where the PTAL is lowest. The proposal puts forward an acceptable design response which complies with the relevant development plan policies, responds acceptably to the local context and character and takes account the sites location and access to public transport.
Policy 3.5 (Quality and design of housing developments)	<p>Housing developments should be of the highest quality internally, externally and in relation to their context and wider environment, taking account of the policies in the London Plan.</p> <p>The design of all new housing should incorporate the London Plan minimum space standards and enhance the quality of local places, taking account of physical context, local character, density, tenure and land use mix and relationships with and provision of spaces.</p>	Compliant: The development will maximise the potential of the site in accordance with this policy creating a quality environment that meets the relevant standards. The proposed development achieves a good level of amenity space for future residents. The submitted plans demonstrate that all flats and houses meet the London Plan minimum internal space standards. The individual dimensions and room sizes within the flats comply with the standards set out in Annex 1 of the London Housing SPG.
Policy 3.6 (Children and young people's play and informal recreation facilities)	New housing should make provision for play and informal recreation based on the child population generated by the scheme and an assessment of future needs.	Compliant: The proposal provides new homes in close proximity to new play and informal recreation within the site. The submitted DAS demonstrates that the proposal can deliver up the required level of play space and doorstep play within the public spaces and podium communal spaces. The application is considered to meet the objectives of this policy.
3.7 (Large residential developments)	<ul style="list-style-type: none"> <li>• Large scale residential development are encouraged in high PTAL areas.</li> <li>• Sites over 5Ha or 500 dwellings or more should be progressed through a plan led process encouraging high density and provision of other social, environmental and other infrastructure to create</li> </ul>	Compliant: The proposal is for a high density development which optimises a Brownfield site in an area of good public transport accessibility to make a significant contribution towards meeting housing needs. The site has been brought forward through plan-led process through the CAAP to ensure that the necessary infrastructure will be in place to support the development. The application demonstrates a design that will achieve a distinctive character through the buildings and public realm.

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	<p>neighbourhoods with character, sense of pride and identity</p> <ul style="list-style-type: none"> <li>• Planning areas should take place with community and stakeholder engagement</li> </ul>	<p>The proposal is considered to meet the objectives of this policy.</p>
<p>3.8 ( Housing choice)</p>	<p>Londoners should have a genuine choice of homes that they can afford and which meet their requirements, inter alia:</p> <ul style="list-style-type: none"> <li>• New developments should offer a range of housing sizes and types.</li> <li>• All new housing should be built to Lifetime Homes standard.</li> </ul> <p>10% of new housing is designed to be wheelchair accessible, or easily adaptable for wheelchair users.</p>	<p>Compliant: Of the 2,900 homes proposed, social rented affordable housing and intermediate shared ownership will be delivered, as well as PRS (Private Rented Sector) units. The proposal will also offer a choice in the types of housing, with a minimum of 99 houses and a significant number of duplexes across the site, and in the size of homes available.</p> <p>As specified in the Design Principles Document, all units will seek to achieve Lifetime Homes standards, with limited exceptions where specified and justified in the DAS, and there a commitment to delivering 10% of the units as wheelchair adaptable units, including 17 affordable homes in Stage 1.</p> <p>The proposal is considered to deliver a choice of homes and meets the objectives of this policy.</p>
<p>Policy 3.9 (Mixed and Balanced Communities);</p> <p>Policy 3.11 (Affordable Housing Targets)</p> <p>Policy 3.12 (Negotiating affordable housing on individual private residential and mixed use schemes)</p> <p>Policy 3.13 (Affordable housing thresholds)</p>	<p>Communities mixed and balanced by tenure and household income should be promoted across London. They must be supported by effective and attractive design and enhanced environment</p> <p>Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Seek to maximise affordable housing provision and ensure an average of at least 17,000 more affordable homes per year in London. In order to give impetus to a strong and diverse intermediate housing sector, 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or scale. Priority should be accorded to provision of affordable family housing.</p> <p>Negotiations should take account of a site's specific individual circumstances, including viability, the availability of subsidy, requirements and targets for affordable housing, the need to promote mixed and balanced communities and the need to encourage residential</p>	<p>Compliant: Of the 2,900 homes proposed, social rented affordable housing and intermediate shared ownership will be delivered, as well as PRS (Private Rented Sector) units. The proposal delivers 50% of the affordable housing provision for affordable rent and 50% for intermediate; while this is a deviation from the 60/40 target set by the London Plan, this will provide a balanced housing mix in the context of the overall provision. The level of affordable housing to be delivered at 20% is underpinned by a robust assessment of viability which demonstrates that this is the maximum viable provision. The proposal will deliver affordable family housing.</p> <p>The proposals are considered to be high quality design creating a quality environment that meets the relevant standards.</p> <p>The scheme is considered to be compliant with policies on the creation of mixed and socially balanced communities.</p>

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	<p>development.</p> <p>Boroughs should normally require affordable housing provision a site which has capacity to provide 10 or more homes.</p>	
Policy 3.14 (Existing housing)	<ul style="list-style-type: none"> <li>Loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace.</li> </ul>	Compliant: The proposal will result in the loss of 17 existing dwellings on the site but will deliver up to 2,900 new homes. As these will be replaced with housing at higher densities and more than equivalent floorspace the proposals accord with this policy.
3.16 (Protection and Enhancement of Social Infrastructure)	<ul style="list-style-type: none"> <li>Proposals providing social infrastructure will be supported in light of needs assessments, and proposal involving loss without re-provision will be resisted. Suitability of redundant facilities for other infrastructure provision should be assessed before alternative developments are considered</li> <li>Facilities should be accessible and multiple use encouraged</li> </ul>	Compliant: The proposal includes the provision of a range of new social infrastructure. This includes a new 3 form entry primary school (which will serve residents of the site and surrounding area) and which overprovides for the needs of the population created by the development having regard to assessed needs. The school will contain sports facilities that are available for shared use with the community and the school will also have access to the facilities in the local park. The proposals include space for a new health centre and nursery within the neighbourhood centre, alongside the local park and other public amenity spaces. The plans demonstrate that the facilities are accessible on foot, cycle and by public transport. As such the proposals meet the objectives of this policy.
3.17 (Health and Social Care Facilities)	<ul style="list-style-type: none"> <li>Proposals with health and social care will be supported in areas of identified need, particularly in locations accessible by public transport, cycling and walking</li> <li>Should consider Mayors best practice guidance 'Health Issues in Planning'</li> </ul>	Compliant: The proposal includes a space for a new health centre within the neighbourhood centre which is in close proximity to Colindale Station and is accessible by bus, cycle and on foot. The proposal is therefore compliant with this policy.
3.18 (Education Facilities)	<ul style="list-style-type: none"> <li>Proposals enhancing education and skills provision will be supported including new build, expansion of change of use to educational purposes. Those addressed primary and secondary places shortages will be particularly encouraged. Proposals involving a net loss will be resisted unless it is demonstrated there is no ongoing or future demand</li> <li>Proposals for new schools should be positively considered and only</li> </ul>	Compliant: The proposal includes a new 3 form entry primary school and nursery to expand access to education in the Colindale area. The proposal will more than meet the assessed education needs of the development. The proposal is therefore compliant with this policy.

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	<p>refused where demonstrable negative impacts substantially outweigh desirability</p> <ul style="list-style-type: none"> <li>• Proposals maximising the extended or multiple use for community or recreational use should be encouraged</li> <li>• Co-location of schools and colleges encouraged and on and off site sharing of services should be supported</li> <li>• Co-location of schools and housing should be encouraged</li> </ul>	
<p>Policy 3.19 (Sports Facilities)-</p>	<p>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.</p> <p>Facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport.</p>	<p>Compliant: The site currently contains sports pitches and other indoor sports facilities which were previously used for training purposes by the Met Police and have been reprovided elsewhere as part of the strategy to rationalise the training facilities. The sports provision was solely used by the Met Police and has not been available to the public. The proposal includes publicly accessible informal sports provision (cricket and football) within the new local park, alongside a MUGA with courts for shared community use in the primary school grounds, and a range of other informal recreation opportunities. Whilst there will be a net loss of sports facilities, it is considered that the proposal meets the policy objective for increasing participation in sport and encouraging physical activity and is therefore considered acceptable.</p>
<p>4.7 (Retail and Town Centre Development)</p>	<ul style="list-style-type: none"> <li>• Scale of retail, commercial, cultural and leisure should relate to size, role and function of the centre and its catchment</li> <li>• Retail, commercial, culture and leisure should focus within town centres, or if not available, on edges which are or can be integrated with public transport</li> <li>• New proposals or extensions to edge or out of centre development will be subject to impact assessment</li> </ul>	<p>Compliant: The scale of the proposed food store (up to 3,000 sqm net sales) is informed by the aim of satisfying the qualitative need to provide for local shopping needs (main food shop) and to claw back trade currently leaking to large food stores situated further afield. Responding to this objective, the proposal seeks to deliver a main food store which will better serve the main-food shopping needs of local residents and reduce the need to travel further afield.</p> <p>The submitted Retail Impact Assessment demonstrates that there is sufficient localised expenditure capacity to support the scale of foodstore proposed and that any trade diversion is likely to affect existing out-of-centre stores only. Accordingly, the assessment concludes that the proposals are not likely to have an adverse impact on the vitality and viability of any defined centres and is appropriate to the scale of the</p>



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		neighbourhood centre proposed.
4.8 (Supporting a successful and diverse retail sector and related facilities and services)	<ul style="list-style-type: none"> <li>• Support convenience retail particularly in District, Neighbourhood and more local centres, to secure a sustainable pattern of provision and strong, lifetime neighbourhoods</li> <li>• Provide policy framework for maintaining, managing and enhancing local and neighbourhood shopping and facilities which provide local goods and services</li> <li>• Identify areas under-served in local convenience shopping and services provision and support additional facilities at an appropriate scale in locations accessible by walking, cycling and public transport to support existing or new residential communities</li> </ul>	<p>Compliant: The Proposed Development includes a Neighbourhood Centre with a range of retail and commercial provision education, health and other community uses. The proposal is for up to 10,000 sqm (GIA) floorspace of A1-4, D1, D2 uses which will play a key role in establishing a mixed use Neighbourhood Centre on the Site.</p> <p>It will deliver positive benefits for the local community in terms of increased choice, availability and accessibility to local convenience goods provision, as well as creating opportunities for employment. Moreover, the main food store operators typically engage in various initiatives to support local town centres as part of their wider community offers.</p> <p>By addressing an identified gap in existing provision in this part of the Borough and creating an offer which is capable of better serving the main-food shopping needs of existing residents in this area, the proposal will reduce the need for residents to travel further afield and support more sustainable shopping patterns.</p>
4.9 (Small Shops)	In large proposals, consider conditions or obligations to provide or support affordable shop units	Compliant: The proposal does not result in the loss of any existing shop units and proposes to create a new neighbourhood centre rather than seeking to strengthen an existing one. The planning obligations sought have been determined according to local priorities and the viability assessment. As such it is not considered necessary to impose such an obligation in this instance.
4.12 (Improving Opportunities for All)	Support local employment, skills development and training opportunities	Compliant: The application demonstrates that 551 direct jobs will be created from the town centre space (including the food store), and a further 50 direct jobs are likely to be created by the primary school and nursery. Local employment, skills and training opportunities will be secured via an obligation to enter into Local Employment Agreement.
Policy 5.1 (Climate change mitigation)  Policy 5.2 (Minimising	<p>Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy.</p> <p>The Mayor will seek to ensure that developments meet the following target for CO<sub>2</sub> emissions, which is expressed</p>	Compliant: The former Peel Centre development includes a range of climate change mitigation measures based on the Energy and Sustainability Strategies which have informed the application. The performance standards of the buildings on-site will be maximised in order to reduce carbon dioxide emissions from the development, which is expected to deliver a 35% improvement on Building

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carbon dioxide emissions);	as year improvements on the 2013 Building Regulations: 2013-2016 40%	Regulations Part L 2013 through efficient building fabric and passive design measures. A condition is recommended to this reserved matters application for compliance to be demonstrated. The development is considered to be in accordance with this policy.
Policy 5.3 (Sustainable design and construction)	Development proposals should demonstrate that sustainable design standards are integral to the proposal, considered from the start of the process and meet the requirements of the relevant guidance.	Compliant: It is considered that the development will be designed to maximise the use of land close to existing public transport and planned new transport investment.  The proposed buildings are designed to achieve high levels of sustainable design (including BREEAM Excellent for non-residential buildings) and achieve carbon savings in accordance with the relevant London Plan target.
5.4A (Electricity and Gas Supply)	Developers should engage with boroughs and energy companies to identify gas and electricity requirements	Compliant: The application provides evidence of engagement with energy providers.
5.5 (Decentralised Energy Networks)	As a minimum boroughs should require developers to prioritise connection to existing or planned networks where feasible	Compliant: The proposed development will be served by a site wide energy network, served by a single energy centre in Block H. The network is designed to allow potential future connection to an area wide energy network should this be feasible.
Policy 5.6 (Decentralised energy in development proposals)	Development should evaluate the feasibility of combined heat and power (CHP) systems and where they are appropriate also examine the opportunities to extend the system beyond the site boundary.  Energy systems should be selected in the following hierarchy, connection to existing heating or cooling networks; site wide CHP network; communal heating and cooling.	Compliant: The proposed scheme includes provision for CHP(s). There will be a phased approach to the provision of this network with the potential to connect all plots as future phases are brought forward. The applicant has committed to engaging with the borough to explore the potential to connect to an area wide network should this be provided to the edge of the site.
Policy 5.7 (Renewable energy); Policy 5.9 (Overheating and cooling)	Within the framework of the energy hierarchy proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation where feasible.  Proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this has been achieved.	Compliant: The proposed development has been designed to meet the London Plan policy targets for reducing carbon emissions through efficient design and a site wide CHP network.  This will fully comply with this policy to reduce carbon dioxide levels. Should the CHP not be feasible then alternative renewable energy solutions will be explored for these plots to achieve the necessary reduction in carbon dioxide emissions.

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<p>Policy 5.10 (Urban greening);</p> <p>Policy 5.11 (Green roofs and development site environs)</p>	<p>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 include tree planting, green roofs and soft landscaping</p> <p>Proposals should be designed to include roof, wall and site planting to deliver as wide a range of the objectives associated with such planting as possible.</p>	<p>Compliant: The proposed development incorporates several areas of new soft landscaping on the site. Details of these would be controlled through the conditions recommended to ensure that they achieve as many of the objectives of this policy as are practical. Improvements to the ecological value of the existing site are proposed. The current site includes low quality amenity grassland with intermittent tree and scrub planting. The proposals create new opportunities for local wildlife on the site as part of a green corridor within the local area including: use of predominantly native replanting including fruit and flower trees; retained and replanted hedging to the western boundary; reinforcing the woodland/hedge habitat to the southern boundary; and the inclusion of green roofs where feasible.</p>
<p>Policy 5.12 (Flood risk management);</p> <p>Policy 5.13 (Sustainable drainage)</p>	<p>Proposals must comply with the flood risk assessment and management requirements of set out in the NPPF and supporting Technical Guidance.</p> <p>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.</p>	<p>Compliant: The development proposals have been based on a comprehensive flood risk assessment that has been accepted by the Environment Agency. It is considered that the application complies with this policy.</p> <p>The Drainage Strategy would result in a significant reduction in surface water runoff. A range of sustainable urban drainage systems are proposed as part of the SUDS strategy to be submitted and approved under conditions.</p>
<p>Policy 5.14 (Water quality and wastewater infrastructure)</p> <p>Policy 5.15 (Water use and supplies)</p>	<p>Proposals must ensure that adequate waste water infrastructure capacity is available in tandem with development.</p> <p>Development should minimise the use of mains water and conserve water resources.</p>	<p>Compliant: The development will comply with all relevant criteria.</p> <p>A 105 litres per day water use target will be secured through a planning condition for residential buildings, along with the potential for rain water harvesting and promoting the use of grey water recycling.</p>
<p>Policy 5.17 (Waste capacity)</p>	<p>Suitable waste and recycling facilities are required in all new development.</p> <p>Minimising waste and achieving high reuse and recycling performance</p>	<p>Compliant: Conditions have been recommended which require the provision of suitable waste and recycling facilities for the proposed units.</p>
<p>5.21 (Contaminated land)</p>	<p>Measures should be taken to ensure development on previously contaminated land does not activate or spread it</p>	<p>Compliant: The application demonstrates that the potential for contamination has been adequately assessed and suitable mitigation proposed. The requirement for further site investigations and any subsequent necessary remediation will be secured by planning condition.</p>

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6.2 (Providing Public Transport Capacity and Safeguarding Land for Transport)	Schemes that do not safeguard schemes in Table 6.1 should be refused	Compliant: The proposals will support and will not prejudice the delivery of the schemes identified in Table 6.1.
Policy 6.3 (Assessing effects of development on transport capacity)	Development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network.	Compliant: The application is supported by a comprehensive transport assessment, the conclusions of which are supported by officers. The proposals include improvements to existing highways where necessary and a package of public transport improvements which will benefit Colindale as a whole.
6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure)	<ul style="list-style-type: none"> <li>• Contributions will be sought from development likely to add to or create congestion on the rail network that Crossrail is intended to mitigate</li> <li>• Consultation with the Mayor should identify strategically important infrastructure that is suitable for funding by CIL</li> </ul>	Compliant: The GLA and TfL have been engaged extensively during the pre-application and post submission stages to determine an appropriate contribution to be sought from the redevelopment of the former Peel Centre site. A contribution is being made towards public transport improvements, including improvements to Colindale Station.
Policy 6.9 (Cycling);  Policy 6.10 (Walking)	<p>Proposals should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards and 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.</p>	<p>Compliant: Cycle parking is provided within each of the blocks. The design of the cycle parking facilities are integrated within the blocks so that they are convenient and accessible.</p> <p>Officers consider that the scheme proposes a suitable quality of pedestrian environment and the proposal would provide appropriate levels of facilities for cycles and cyclists.</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.	Compliant: The parking levels fall within the maximum standards set by the London Plan. The parking levels for residential will be forecast on the basis of car ownership demand to ensure that the development provides for the needs of its future occupiers whilst not overproviding and encouraging sustainable modes of travel. Electrical charging points will be provided, along with parking for disabled people and cycle parking. A comprehensive strategy is proposed for delivery and servicing.

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7.1 (Lifetime Neighbourhoods )	<ul style="list-style-type: none"> <li>• Layout, tenure and mix of uses should interface with the surrounding land and improve access to infrastructure, facilities, employment and training and public transport</li> <li>• Development should enable people to live healthy active lives, maximise opportunity for diversity, inclusion and cohesion and contribute to sense of place, safety and security, and designed to meet needs at all stages of people's lives</li> <li>• Buildings and spaces should help reinforce character, legibility, permeability and accessibility</li> </ul>	Compliant: The scheme includes a balanced mix of housing types and tenures throughout with a network of streets and routes that will provide good access to the social and community infrastructure proposed in the neighbourhood centre, park, green spaces and school. The application demonstrates that the development will encourage healthy lifestyles by providing access to green space and recreational facilities on the doorstep, as well as encouraging walking and cycling through the design of the streets.
Policy 7.2 (Inclusive environment)	Design and Access Statements should explain how, the principles of inclusive design, including the specific needs of older and disabled people have been integrated into the proposed development, whether relevant best practice standards will be complied with and how inclusion will be maintained and managed.	Compliant: All of the units are designed with the potential to achieve Lifetime Home standards, with a few minor exceptions which are explained in the DAS. A commitment is made to achieving 10% wheelchair accessible units across the site, with a total of 17 affordable wheelchair accessible units in Stage 1. The drawings demonstrate that the public realm is designed with minimal barriers and to provide an inclusive environment. These principles are also secured for the outline stages through the Design Principles Document.
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: Security considerations have been incorporated into the design of the layout, with well-connected streets that encourage human activity, secure perimeter blocks and access arrangements. The development incorporates the principles of "Secured by Design" and a commitment has been made to achieving Secure by Design Level 2.
Policy 7.4 (Local character); Policy 7.5 (Public realm);  Policy 7.6 (Architecture)	Buildings, streets and spaces should provide a high quality design response. Public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context and incorporate the highest quality design, landscaping, planting, street furniture and surfaces. Architecture should make a positive contribution to a coherent public realm, incorporate the highest quality materials and design appropriate to its context.	Compliant: Officers consider that the proposed development provides an appropriate and quality design approach to the buildings and spaces which form part of the application. The proposal is considered to demonstrate the influence of these policies and compliance with their key objectives where they are relevant.

Policy	Content Summary	Extent of compliance and comment
7.7 (Location and design of tall and large buildings)	<p>Tall and large buildings to include urban design analysis to meet criteria below, especially if not identified as a location for tall or large buildings</p> <p>Tall buildings should:</p> <ul style="list-style-type: none"> <li>• Be limited to CAZ, Opportunity areas, Intensification areas or Town Centres that have good public transport</li> <li>• Only be in areas whose character would not be adversely affected</li> <li>• Relate well to surroundings</li> <li>• Improve legibility and enhance the skyline</li> <li>• Be of the highest standards of architecture and materials including sustainability</li> <li>• Have ground floor activities providing a positive relationship to streets</li> <li>• Improve permeability</li> <li>• Incorporate publicly accessible areas on upper floors where appropriate</li> <li>• Make a significant contribution to local regeneration</li> </ul> <p>Tall buildings should:</p> <ul style="list-style-type: none"> <li>• Not affect surroundings re. microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunications</li> <li>• Not impact on strategic views</li> </ul>	<p>Compliant: The proposal is within an Opportunity Area where tall and large buildings are appropriate in accordance with the policy. The application demonstrates a high level of architectural quality and the ES demonstrates that there will be no unacceptable impacts on the area (including microclimate) and will not affect any strategic views. The DAS and Design Principles Documents convey a clear rationale for the location, role and heights of tall buildings and demonstrate that they relate well to the surrounding buildings, urban grain and public realm. Officers conclude that the tall buildings will enhance the character and legibility of the area, will improve the skyline and are satisfied that the objectives of this policy are met.</p>
7.8 (Heritage assets and archaeology)	<ul style="list-style-type: none"> <li>• Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.</li> <li>• Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural details.</li> <li>• New development should make provision for the protection of</li> </ul>	<p>Compliant: The ES submitted demonstrates that the potential impacts on heritage assets have been fully assessed with no adverse impacts identified.</p>

Policy	Content Summary	Extent of compliance and comment
	archaeological resources, landscapes and significant memorials.	
Policy 7.13 (Safety, security and resilience to emergency)	Proposals should contribute to the minimisation of potential physical risks and include measures to assist in designing out crime and terrorism.	<p>Compliant: The development incorporates the principles of “Secured by Design” and a commitment has been made to achieving Secure by Design Level 2. Car parking is provided within the site in areas with significant levels of overlooking providing a high degree of security for vehicle owners.</p> <p>The level of activity resulting from the development along with passive overlooking will improve security along Aerodrome Road and along the eastern edge of the site. The submission is considered to accord with secure by design principles.</p>
Policy 7.14 (Improving air quality)	<p>Proposals should:</p> <ul style="list-style-type: none"> <li>- Minimise increased exposure to existing poor air quality and make provision to address existing air quality problems.</li> <li>- Promote sustainable design and construction to reduce emissions from the demolition and construction of buildings.</li> <li>- Be at least air quality neutral and not lead to further deterioration of poor air quality.</li> </ul> <p>Ensure that where provision needs to be made to reduce development emissions this is usually on site.</p>	<p>Compliant: The submission demonstrates that the proposal would not have a significant adverse impact on air quality and the impact of local air quality on the future occupiers of the development can be adequately mitigated.</p> <p>The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p>
Policy 7.15 (Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes)	<p>Proposals should seek to manage noise by:</p> <p>Avoiding significant adverse noise impacts on health and quality of life as a result of new development. Improving and enhancing the acoustic environment and promoting appropriate soundscapes. Promote new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives. The development would not have a significant adverse impact on neighbouring occupiers and users and the amenities of future occupiers would be adequately protected as far as is practicable in this instance.</p>

Policy	Content Summary	Extent of compliance and comment
Policy 7.19 (Biodiversity and access to nature)	<p>Proposals should:</p> <ul style="list-style-type: none"> <li>- Wherever possible make a positive contribution to the protection, enhancement, creation and management of biodiversity.</li> <li>- Prioritise assisting in meeting targets in biodiversity action plans and/or improve access to nature in areas deficient in accessible wildlife sites.</li> </ul> <p>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: The application is considered to demonstrate the influence of this policy and includes measures to make a positive contribution to biodiversity. Conditions have been recommended to ensure that the key objectives of this policy would be carried through at implementation.
Policy 7.21 (Trees and woodlands)	<ul style="list-style-type: none"> <li>- 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.</li> </ul>	Compliant: The application is considered to demonstrate the influence of this policy and compliance with its key objectives. The proposal would result in the removal of some trees and retention of others on the boundaries of the site. Adequate replacement planting has been proposed. Conditions have been recommended to ensure that the key objectives of this policy would be carried through at implementation.
7.24 (Blue Ribbon Network)	The Blue Ribbon Network should contribute to the overall quality and sustainability of London by prioritising uses of the waterspace and land alongside it safely for water related purposes, in particular for passenger and freight transport.	Compliant: The ES demonstrates that full assessment has been made of the potential impacts on the Silk Stream, with no adverse effects identified. The scheme will not affect the role and function of the Silk Stream.
8.1 (Implementation )	<p>The Mayor will work collaboratively to deliver a positive approach to enabling new development in London, optimising land use and promoting/enabling sustainable locations for strategic development.</p> <p>The Mayor will work with boroughs, developers and infrastructure providers and other key stakeholders to ensure the effective development and implementation of the Community Infrastructure Levy.</p>	Compliant: The Borough and applicant has worked closely with the Mayor and GLA group throughout the preparation of the policies for the CAAP area, during the pre-application process and in the lead up to the Planning Committee. This engagement process has helped to ensure that the proposals for the former Peel Centre represent the most sustainable form of development and growth for this Brownfield site. The GLA have been involved in negotiations to secure appropriate planning obligations and effective use of CIL.
8.2 (Planning obligations)	When considering planning applications of strategic importance, the Mayor will take into account among other issues	Compliant: A robust viability assessment has been conducted (the conclusions of which are supported by officers) which demonstrates the available



Policy	Content Summary	Extent of compliance and comment
	<p>including economic viability of each development concerned, the existing and content of planning obligations.</p> <p>Development proposals should address strategic as well as local priorities in planning obligations.</p> <p>Affordable housing, supporting the funding of Crossrail where this is appropriate, and other public transport improvements should be given the highest importance.</p> <p>Importance should also be given to tackling climate change and air quality, social infrastructure and the provision of small shops.</p>	<p>subsidy. A package of obligations has been proposed which will deliver the core priorities of affordable housing, improvements to strategic public transport, and other measures (including potential connection to an area-wide energy network).</p>

Policy	Content Summary	Extent of Compliance and Comment
<b>Core Strategy</b>		
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"> <li>- Concentrate and consolidate growth in well located areas that provide opportunities for development, creating a high quality environment that will have positive impacts.</li> <li>- 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.</li> </ul>	<p>Compliant: the proposal is considered to show the influence of this policy and demonstrates compliance with its key objectives.</p> <p>As a site within an Opportunity Area in the Mayor's London Plan, the scheme for the former Peel Centre 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>It is considered that the proposals achieve the relevant strategic requirements of this policy and will deliver an optimised housing scheme.</p>
CS3 (Distribution of growth in meeting housing aspirations)	Colindale is identified as LBB's focus for growth	Compliant: The development potential of the former Peel Centre site has been optimised and this application will deliver up to 2,900 housing units contributing towards strategic housing targets for Barnet and London.
CS4 (Providing quality homes and housing choice in Barnet)	<p>Aim to create successful communities by:</p> <ul style="list-style-type: none"> <li>- Seeking to ensure a mix of housing products that provide choice for all are available.</li> <li>- Ensuring that all new homes are built to the Lifetime Homes Standard and that the wider elements of schemes include the relevant inclusive design principles.</li> <li>- Seeking a variety of housing related</li> </ul>	<p>Compliant: The proposal provides an appropriate mix of dwelling types and sizes which has specifically been informed by local need and market demand. It includes a range of measures to ensure that the development would provide an inclusive environment for all members of the community. This includes a target for all the dwellings proposed being constructed to achieve the relevant Lifetime Homes standards, subject to limited minor exceptions.</p> <p>Of the 2,900 homes proposed, social rented affordable housing and intermediate shared ownership will be delivered, as well as PRS (Private</p>

Policy	Content Summary	Extent of Compliance and Comment
	<p>support options.</p> <ul style="list-style-type: none"> <li>- Delivering 5500 new affordable homes by 2025/26 and seeking a borough wide target of 40% affordable homes on sites capable of accommodating 10 or more dwellings.</li> <li>- Seek an appropriate mix of affordable housing comprising 60% social rented housing and 40% intermediate housing.</li> </ul>	<p>Rented Sector) units. The proposal will also offer a choice in the types of housing, with a minimum of 99 houses and a significant number of duplexes across the site, and in the size of homes available.</p> <p>The proposals are considered to be high quality design creating a quality environment that meets the relevant standards.</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"> <li>- Address the principles, aims and objectives set out in the relevant national guidance.</li> <li>- Be safe attractive and fully accessible.</li> <li>- Provide vibrant, attractive and accessible public spaces.</li> <li>- Respect and enhance the distinctive natural landscapes of Barnet.</li> <li>- Protect and enhance the gardens of residential properties.</li> <li>- Protect important local views.</li> <li>- Protect and enhance the boroughs high quality suburbs and historic areas and heritage.</li> <li>- Maximise the opportunity for community diversity, inclusion and cohesion.</li> <li>- Contribute to people's sense of place, safety and security.</li> </ul>	<p>Compliant: The application is considered to demonstrate the influence of this policy and compliance with its key objectives.</p> <p>The design approach proposed takes suitable account of its context, the character of the area, the relationship with neighbouring buildings and spaces and provides a scheme of an appropriate standard. The new dwellings proposed would all be of a sufficiently high quality internally, externally and in relation to their immediate context and the wider environment.</p>
<p>CS7 (Enhancing and protecting Barnet's open spaces)</p>	<p>Create a greener Barnet by:</p> <ul style="list-style-type: none"> <li>- Meeting increased demand for access to open space and opportunities for physical activity.</li> <li>- Improving access to open space in areas of public open space deficiency.</li> <li>- Securing improvements to open</li> </ul>	<p>Compliant: The development will deliver a range of green infrastructure, including a minimum of 4 hectares of public open space through a range of different types of spaces, including natural areas, green spaces, extensive and new tree planting. A network of cycle and pedestrian routes will be provided which will link areas of open space.</p> <p>The proposals will promote healthy lifestyles by: providing a network of well-connected public spaces</p>

Policy	Content Summary	Extent of Compliance and Comment
	<p>spaces including provision for children's play sports facilities and better access arrangements, where opportunities arise.</p> <ul style="list-style-type: none"> <li>- Maintaining and improving greening by protecting incidental spaces, trees, hedgerows and watercourses.</li> <li>- Protecting existing site ecology and ensuring development makes the fullest contributions enhancing biodiversity.</li> </ul>	<p>that offer a range of recreational and play opportunities, informal sports pitches within the new local park (Peel Park) which can accommodate cricket and football and are available for use by the new primary school and community, a MUGA with court facilities for the new primary school and also available for community use out of hours, informal recreation including a trim trail and ball court. In addition to the new buildings being set in an environment of high quality new streets and public realm, the proposal will encourage a higher level of physical activity.</p> <p>A comprehensive strategy for ecological enhancements is proposed and will be secured by planning condition.</p>
CS8 (Promoting a strong and prosperous Barnet)	<p>The council and its partners will ensure a strong and prosperous Barnet that provides opportunity for economic advancement, by:</p> <ul style="list-style-type: none"> <li>- Delivering 1,500 new jobs in our growth areas of Colindale and Mill Hill East by 2021</li> <li>- Requiring major developments to provide financial contributions and to deliver employment and training initiatives in consultation with the Skills Development and Employability Group</li> </ul>	<p>Compliant: The application demonstrates that 551 direct jobs will be created from the town centre space (including the food store), and a further 50 direct jobs are likely to be created by the primary school and nursery. Local employment, skills and training opportunities will be secured via an obligation to enter into Local Employment Agreement.</p>
CS9 (Providing safe, efficient and effective travel)	<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>The council will support more environmentally friendly transport 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.</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p> <p>The application is supported by a comprehensive transport assessment, the conclusions of which are supported by officers. The Transport Assessment and Addendum is considered to have assessed the impact of the proposed development over an appropriate area of influence. No significant impacts on the adjacent local highway network have been identified and a package of measures is included that mitigate any effects. The design of the development is considered to take full account of the safety of all road users, includes appropriate access arrangements and would not unacceptably increase conflicting movements on the road network or increase the risk to vulnerable road users.</p>
CS12 (Making Barnet a safer place)	<p>The Council will:</p> <ul style="list-style-type: none"> <li>- Encourage appropriate security and community safety measures in developments and the transport</li> </ul>	<p>Compliant: The design of the proposal is considered to demonstrate the influence of this policy and be compliant with the key elements of this policy.</p> <p>The development incorporates the principles of</p>

Policy	Content Summary	Extent of Compliance and Comment
	<p>network.</p> <ul style="list-style-type: none"> <li>- Require developers to demonstrate that they have incorporated community safety and security design principles in new development.</li> <li>- Promote safer streets and public areas, including open spaces.</li> </ul>	<p>“Secured by Design” with a commitment made to achieving Secure by Design Level 2.</p> <p>The London Fire and Emergency Protection Authority has not expressed any concerns about the proposals.</p> <p>Car parking is provided within the site in areas with significant levels of overlooking providing a high degree of security for vehicle owners.</p> <p>The level of activity resulting from the development along with passive overlooking will improve security along Aerodrome Road and the eastern boundary of the site.</p>
<p>CS13 (Ensuring the efficient use of natural resources)</p>	<p>The council will:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Promote the highest environmental standards for development to mitigate and adapt to the effects of climate change.</li> <li>- Expect development to be energy efficient and seek to minimise any wasted heat or power.</li> <li>- Expect developments to comply with London Plan policy 5.2.</li> <li>- Maximise opportunities for implementing new district wide networks supplied by decentralised energy.</li> <li>- 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.</li> <li>- Seek to improve air and noise quality.</li> </ul>	<p>Compliant: The former Peel Centre development includes a range of climate change mitigation measures based on the Energy and Sustainability Strategies which have informed the application. The performance standards of the buildings on-site will be maximised in order to reduce carbon dioxide emissions from the development, which is expected to deliver a 35% improvement on Building Regulations Part L 2013 through efficient building fabric and passive design measures. A condition is recommended to this reserved matters application for compliance to be demonstrated. The development is considered to be in accordance with this policy.</p> <p>Water conservation measures will be applied to all dwellings with sustainable drainage applied to manage surface water.</p> <p>The proposal would not have a significant adverse impact on the local noise environment or air quality.</p>
<p>CS14 (Dealing with our waste)</p>	<p>The council will encourage sustainable waste management by promoting waste prevention, re-use, recycling, composting and resource efficiency over landfill and requiring developments to provide appropriate waste and recycling facilities.</p>	<p>Compliant: Conditions have been recommended which require the provision of suitable waste and recycling facilities for the proposed units.</p>

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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 package of planning obligations proposed secure appropriate contributions to the delivery of infrastructure for Colindale which will meet the needs of the development and mitigate the impact of the development.
<b>Development Management Policies</b>		
DM01 (Protecting Barnet's character and amenity)	<ul style="list-style-type: none"> <li>- Represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.</li> <li>- Be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.</li> <li>- Ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.</li> <li>- Create safe and secure environments and reduce opportunities for crime and minimise the fear of crime.</li> <li>- Be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.</li> <li>- Lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.</li> <li>- Retain outdoor amenity space having regard to its character.</li> </ul> <p>h. Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate.</p> <p>i. Loss of houses in roads characterised by houses will not normally be appropriate.</p> <p>Required to include hard and soft</p>	<p>Compliant: The design of the proposal is considered to demonstrate the influence of this policy and be compliant with the key elements of this policy. The application demonstrates a thorough assessment of environmental impacts and a comprehensive sustainability and energy strategy.</p> <p>The design is considered to respond appropriately to the local character of the area in the built form and the application demonstrates a high quality of architectural design.</p> <p>The development incorporates the principles of "Secured by Design" with a commitment made to achieving Secure by Design Level 2.</p> <p>The application demonstrates that a high level of amenity for future residents, with good levels of daylighting in internal spaces, sunlight in amenity spaces, and good levels of privacy.</p> <p>A high quality scheme of hard and soft landscaping is proposed which extends throughout the site.</p>

Policy	Content Summary	Extent of Compliance and Comment
	landscaping	
DM02 (Development standards)	<p>development expected to demonstrate compliance with the following national and Londonwide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents:</p> <ol style="list-style-type: none"> <li>1. By Design, the CABE urban design principles</li> <li>2. Lifetime Homes, the 16 design criteria required by the London Plan Policy 3.8</li> <li>3. Code for Sustainable Homes, the national standard for sustainable homes</li> <li>4. BREEAM, the environmental assessment method for non residential development</li> <li>5. Wheelchair accessibility, the London Plan Policy 3.8</li> <li>6. Minimum floor space, the London Plan Policy 3.5</li> <li>7. Outdoor amenity space, the Sustainable Design and Construction SPD</li> <li>8. Secured by Design, the national Police initiative</li> <li>9. Play space, the London Plan Policy 3.6.</li> </ol>	<p>Compliant: The application demonstrates that the design has been developed in response to these standards.</p> <p>The application demonstrates that the majority of units are capable of meeting Lifetime Homes standards.</p> <p>Whilst the Code for Sustainable Homes can no longer be required, the scheme will meet a number of the criteria and these are secured by planning condition.</p> <p>The non-residential buildings will achieve BREEAM Excellent.</p> <p>A commitment is made to achieving 10% wheelchair accessible units (or easily adaptable to) across the site.</p> <p>The application demonstrates that all units meet the minimum space standards defined by the London Plan.</p> <p>A good level of outdoor amenity space is provided, including a minimum of 4 ha of public open space, private and communal gardens.</p> <p>A commitment is made to achieving Secure by Design Level 2.</p> <p>The application demonstrates that the play space requirements of the London Plan can be met, with the final amount to be determined through Reserved Matters.</p>
DM03 (Accessibility and inclusive design)	Development proposals should meet the highest standards of accessible and inclusive design	Compliant: All of the units are designed with the potential to achieve Lifetime Home standards, with a few minor exceptions which are explained in the DAS. A commitment is made to achieving 10% wheelchair accessible units across the site, with a total of 17 affordable wheelchair accessible units in Stage 1. The drawings demonstrate that the public realm is designed with minimal barriers and to provide an inclusive environment. These principles are also secured for the outline stages through the Design Principles Document.
DM04 (Environmental considerations for development)	All major development will be required to demonstrate through an Energy Statement compliance with the Mayor's targets for reductions in carbon dioxide emissions within the framework of the Mayor's energy hierarchy.	Compliant: The former Peel Centre development includes a range of climate change mitigation measures based on the Energy and Sustainability Strategies which have informed the application. The performance standards of the buildings on-site will be maximised in order to reduce carbon dioxide

Policy	Content Summary	Extent of Compliance and Comment
		<p>emissions from the development, which is expected to deliver a 35% improvement on Building Regulations Part L 2013 through efficient building fabric and passive design measures. A condition is recommended to this reserved matters application for compliance to be demonstrated. The development is considered to be in accordance with this policy.</p> <p>A site wide energy network is proposed, along with the provision for future connection to an area wide network should this be feasible.</p> <p>Water conservation measures will be applied to all dwellings with sustainable drainage applied to manage surface water.</p> <p>The proposal would not have a significant adverse impact on the local noise environment or air quality.</p>
DM05 (Tall buildings)	<p>Tall buildings outside the strategic locations identified in the Core Strategy will not be considered acceptable. Proposals for tall buildings will need to demonstrate:</p> <ul style="list-style-type: none"> <li>i. an active street frontage where appropriate</li> <li>ii. successful integration into the existing urban fabric</li> <li>iii. a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline</li> <li>iv. not cause harm to heritage assets and their setting</li> <li>v. that the potential microclimatic effect does not adversely affect existing levels of comfort in the public realm.</li> </ul>	<p>Compliant: The former Peel Centre site is within the Colindale Opportunity Area which is a strategic location where tall buildings may be considered appropriate. The application demonstrates a high level of architectural quality and the ES demonstrates that there will be no unacceptable impacts on the area (including microclimate) and will not affect any strategic views. The DAS and Design Principles Documents convey a clear rationale for the location, role and heights of tall buildings and demonstrate that they relate well to the surrounding buildings, urban grain and public realm. Officers conclude that the tall buildings will enhance the character and legibility of the area, will improve the skyline and are satisfied that the objectives of this policy are met.</p>
DM06 (Barnet's heritage and conservation)	<p>All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.</p> <p>Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.</p>	<p>Compliant: The ES submitted demonstrates that the potential impacts on heritage assets have been fully assessed with no adverse impacts identified.</p>
DM07 (Protecting Housing in Barnet)	<p>Loss of residential accommodation will not be permitted unless:</p> <ul style="list-style-type: none"> <li>a. the proposed use is for a local facility (children's nursery, educational or health</li> </ul>	<p>Compliant: The proposal will result in the loss of 17 existing dwellings on the site but will deliver up to 2,900 new homes. As the development is within the Colindale area (an identified regeneration area) and the development will result in a net gain in units, the</p>



Policy	Content Summary	Extent of Compliance and Comment
	<p>use) provided that it is not detrimental to residential amenity and;</p> <p>b. where need can be demonstrated and;</p> <p>c. the demand for the proposed use cannot adequately be met elsewhere and is in line with other policies</p> <p>or;</p> <p>d. the location is no longer environmentally suitable and viable for residential use</p> <p>or;</p> <p>e. it involves identified regeneration areas with large scale demolition of housing and estates which provides for the net replacement of the total residential units.</p>	<p>proposals accord with this policy.</p>
<p>DM08 (Ensuring a variety of sizes of new homes to meet housing need)</p>	<p>Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough.</p> <p>Our dwelling size priorities are:</p> <p>i. For social rented housing – homes with 3 bedrooms are the highest priority</p> <p>ii. For intermediate affordable housing – homes with 3/4 bedrooms are the highest priority</p> <p>iii. For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedrooms are a medium priority.</p>	<p>Compliant: The proposal provides an appropriate mix of dwelling types and sizes which has specifically been informed by local need and market demand.</p> <p>Of the 2,900 homes proposed, social rented affordable housing and intermediate shared ownership will be delivered, as well as PRS (Private Rented Sector) units. The proposal will also offer a choice in the types of housing, with a minimum of 99 houses and a significant number of duplexes across the site, and in the size of homes available.</p> <p>The proposals are considered to be high quality design creating a quality environment that meets the relevant standards.</p>
<p>DM10 (Affordable housing contributions)</p>	<p>Having regard to the borough-wide target that 40% of housing provision should be affordable, the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.</p>	<p>Compliant: A robust viability assessment has been submitted in support of the application which demonstrates that the maximum reasonable amount of affordable housing (of 20%) will be delivered on site in accordance with this policy.</p>
<p>DM13 (Community and Education Uses)</p>	<p>New community or educational uses should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres.</p> <p>New community or educational uses should ensure that there is no significant</p>	<p>Compliant: The application proposes 3,000 m2 of floorspace within the neighbourhood centre which can accommodate community uses (including a potential nursery). These facilities and the primary school are within walking distance of Colindale Station and the layout of the proposals will ensure that they are easily accessible to residents of the</p>

Policy	Content Summary	Extent of Compliance and Comment
	<p>impact on the free flow of traffic and road safety. New community or educational uses will be expected to protect the amenity of residential properties.</p>	<p>site and surrounding Colindale area.</p>
<p>DM15 (Green belt and open spaces)</p>	<p>Open space will be protected from development.</p> <p>In exceptional circumstances loss of open space will be permitted where the following can be satisfied:</p> <p>a. The development proposal is a small scale ancillary use which supports the use of the open space or</p> <p>b. Equivalent or better quality open space provision can be made.</p> <p>Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.</p> <p>ii. In areas which are identified as deficient in public open space, where the development site is appropriate or the opportunity arises the council will expect on site provision in line with the standards set out in the supporting text (para 16.3.6).</p>	<p>Compliant: The site currently contains sports pitches and other indoor sports facilities which were previously used for training purposes by the Met Police and have been reprovided elsewhere as part of the strategy to rationalise the training facilities. The sports provision was solely used by the Met Police and has not been available to the public.</p> <p>The development will deliver a range of green infrastructure, including a minimum of 4 hectares of public open space through a range of different types of spaces, with 3.3 hectares provided within the detailed components of the Application through the following:</p> <ul style="list-style-type: none"> <li>• The Neighbourhood Park;</li> <li>• Garden Squares;</li> <li>• Public Park and Gardens; and</li> <li>• Civic Squares.</li> </ul> <p>A network of cycle and pedestrian routes will be provided which will link areas of open space.</p>
<p>DM16 (Biodiversity)</p>	<p>When considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity.</p> <p>b. Where development will affect a Site of Importance for Nature Conservation and/or species of importance the council will expect the proposal to meet the requirements of London Plan Policy 7.19E.</p> <p>c. Development adjacent to or within areas identified as part of the Green Grid Framework will be required to make a contribution to the enhancement of the Green Grid.</p>	<p>Compliant: The application is considered to demonstrate the influence of this policy and includes measures to make a positive contribution to biodiversity. Conditions have been recommended to ensure that the key objectives of this policy would be carried through at implementation.</p>
<p>DM17 (Travel impact and parking standards)</p>	<p>a: Road safety</p> <p>The council will ensure that the safety of all road users is taken into account when considering development proposals, and will refuse proposals that unacceptably increase conflicting movements on the</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p> <p>The proposals optimise the development potential of the land in an accessible location within a planned area of regeneration (Colindale Opportunity Area). The site has an existing PTAL which ranges</p>

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	<p>road network or increase the risk to vulnerable users.</p> <p>b: Road hierarchy</p> <p>The council will seek to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. In taking into account the function of adjacent roads the council may refuse development proposals which would result in inappropriate road use, or adversely affect the operation of roads in an area.</p> <p>c: Development, location and accessibility</p> <p>The council will expect major development proposals with the potential for significant trip generation to be in locations which are, or will be made, highly accessible by a range of transport modes.</p>	<p>between 1b and 4 (expected to increase to 2 to 4 as a result of accessibility improvements). The plans demonstrate that the proposals respond to this in the range of densities proposed, as well as responding to the character of the context. The densities are highest at the western end where in closest proximity to Colindale Station and the facilities within the newly created neighbourhood centre. In addition to this, the proposals will deliver a range of new community facilities on site to serve the new population and existing community, including a 3FE primary school, nursery and health centre.</p> <p>The application is supported by a comprehensive transport assessment, the conclusions of which are supported by officers. The Transport Assessment and Addendum is considered to have assessed the impact of the proposed development over an appropriate area of influence. No significant impacts on the adjacent local highway network have been identified and a package of measures is included that mitigate any effects. The design of the development is considered to take full account of the safety of all road users, includes appropriate access arrangements and would not unacceptably increase conflicting movements on the road network or increase the risk to vulnerable road users.</p>
<b>Colindale AAP</b>		
2.0 (Colindale Opportunity Area)	<p>Policy 2.0 Colindale Opportunity Area</p> <p>Colindale will be a major focus for the creation of new homes, jobs, a new neighbourhood centre and supporting infrastructure delivering exemplary levels of sustainability. It will be a transformed place and vibrant, diverse neighbourhood where people will want to live, work and visit. The Council will seek the comprehensive redevelopment of Colindale in accordance with the Spatial Plan and the development principles set out in the AAP.</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives. The former Peel Centre scheme will deliver 2,900 new homes, 551 new jobs (once operational), a new neighbourhood centre containing new shops, services and community facilities, a primary school and transport infrastructure. The diverse mix of uses, range of public realm and spaces, and high quality architecture will transform this part of Colindale in line with the objectives of the CAAP.</p>
3.1 (Improving connectivity in Colindale)	<p>Development within Colindale will be based on a network of new and improved streets linking development to the wider area and increasing connectivity and permeability within Colindale, creating direct and safe links for walking, cycling and public transport.</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives. The application (including the drawings and DAS) demonstrate that the proposed development is based on a clear network of streets connecting the former Peel Centre site into the wider Colindale area, as well as providing legible routes through the site from the</p>

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	<p>The following strategic highways elements will be required within Colindale, in addition to the proposals which form part of the approved Grahame Park Estate regeneration: Package 1 (within phases 1 and 2 of the AAP)</p> <ul style="list-style-type: none"> <li>• Aerodrome Road/A41 junction improvements</li> <li>• Montrose Avenue/A5 (Edgware Road) junction improvements</li> <li>• Colindale Avenue/A5 (Edgware Road) junction improvements</li> </ul> <p>Package 2 (within phase 2 of the AAP)</p> <ul style="list-style-type: none"> <li>• Removal of roundabout to enable a new junction of Colindale Avenue/Aerodrome Road/Grahame Park Way/Lanacre Avenue</li> </ul> <p>Package 3 (within phase 3 of the AAP)</p> <ul style="list-style-type: none"> <li>• Peel Access Link: a new street linking Aerodrome Road and Colindeep Lane using an existing railway bridge to pass under the Northern Line.</li> </ul>	<p>station and neighbourhood centre, through to the new homes, public open spaces, park and primary school. The former Peel Centre site is currently inaccessible with impermeable boundaries and, as such, this proposal will increase permeability and connectivity in this part of the Colindale are in line with the objectives of the CAAP.</p> <p>A network of cycle routes will be provided which connect into the local cycle routes. This will include a new cycle connection through to Colindeep Lane (the Peel Link) and cycle routes through the neighbourhood centre to Colindale Avenue.</p>
<p>3.2 (Walking and cycling)</p>	<p>Development will create a high quality network of pedestrian and cycle routes linking open spaces, local centres, sports facilities and the public transport interchange, broadly in accordance with Figure 3.5 and Figure 3.6. Routes will be linked by good signage and will provide attractive, direct and safe connections through Colindale and the surrounding areas.</p> <p>Cycle parking will be provided at key destinations, including local centres, sports facilities, parks and open spaces, public transport nodes and education establishments and be in accordance with TfL cycle parking standards. Cycle storage facilities will be provided in all new developments.</p> <p>Where practical and feasible, cycle and walking routes will be segregated. Where they need to run along shared routes, detailed consideration of conflict and safety issues will be required and appropriate guidance such as the TfL Cycling Design Guide and Manual for</p>	<p>Compliant: The development will deliver a range of green infrastructure, including a minimum of 4 hectares of public open space through a range of different types of spaces, including natural areas, green spaces, extensive and new tree planting.</p> <p>A network of cycle and pedestrian routes will be provided which will link areas of open space, the new local park and primary school (which will contain informal sports facilities), the neighbourhood centre and Colindale Station.</p> <p>A good level of cycle parking provision is demonstrated, including cycle parking integrally within each of the residential blocks.</p> <p>The design of the development is considered to take full account of the safety of all road users, includes appropriate access arrangements and would not unacceptably increase conflicting movements on the road network or increase the risk to vulnerable road users.</p>

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	Streets will be followed.	
3.3	<p>Bus connections will be significantly improved, both within Colindale and to destinations outside Colindale, in accordance with Figure 3.7 and in consultation with TfL.</p> <p>The improvements to the Aerodrome Road bridges and potential new connections in the area provide opportunities for new and enhanced bus routes. Key routes will be designed to a standard suitable for bus operations and with appropriate accessible bus stopping facilities, particularly at interchanges such as Colindale Station. Developers will provide an appropriate level of financial contributions to local bus services, in accordance with Policy 8.3.</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p> <p>The applicant has reviewed the location the existing bus stops on Aerodrome Road and how they will be able to tie in with the future Peel Centre requirements. The highways plan has identified that the eastern end of Aerodrome Road (under the railway bridge), be relocated closer to the Peel Centre access road to maximise accessibility to the bus services for the future development as well as residents in Beaufort Park. The proposed arrangement will allow vehicles to pass buses at the bus stop if necessary.</p> <p>The primary route through the site is designed to accommodate buses in future should provision be made.</p>
3.4	<p>A new public transport interchange will be provided around Colindale Underground Station, improving the interchange between different modes of transport and providing a new gateway in to Colindale. At the heart of the interchange will be a new public piazza and station building. The interchange will include:</p> <ul style="list-style-type: none"> <li>• High quality safe and secure walking and cycling routes to/from the interchange, including safe crossing facilities;</li> <li>• Step free access for all on public transport;</li> <li>• A high quality, secure public space which improves the station access and provides comfortable interchange space;</li> <li>• Secure, covered cycle parking facilities;</li> <li>• Double bus stops in each direction located on Colindale Avenue itself (in-line provision);</li> <li>• Set-down/pick-up spaces for disabled passengers;</li> <li>• Taxi set down/pick up provision;</li> <li>• Adequate facilities for the servicing and maintenance of the interchange;</li> </ul>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p> <p>The proposed development at the former Peel Centre includes the creation of a neighbourhood centre at the western end of the site on Colindale Avenue where a new civic square ('Station Square') will be created, fronted by commercial units, community uses and a foodstore. This will provide an interface between the site and Colindale Station, as well as providing connections to bus services.</p> <p>The application demonstrates that high quality pedestrian and cycle routes will be provided that are well overlooked, safe and secure, with cycle parking facilities and adequate provision for servicing. Further details will be secured through planning conditions.</p>

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	<ul style="list-style-type: none"> <li>• High quality information for passengers;</li> <li>• The ability within the local street network for buses to turn enabling Colindale to serve as a bus route destination/start; and</li> <li>• Improved ticket hall with increased passenger capacity and facilities.</li> </ul>	
3.5 (Parking)	Residential parking requirements will vary across Colindale depending on the location of each development site. 1 space per unit will be taken as the maximum standard but a lower provision of 0.7 spaces per unit will be encouraged on sites within close proximity to the public transport interchange, neighbourhood centre and high frequency bus routes. Non residential parking will be provided at levels consistent with Annex 4 of the London Plan.	Compliant: The proposal is for a site wide ratio of 0.71 which is within the maximum specified by the CAAP and above the minimum. The range of parking provision has been determined according to ownership levels. This is considered acceptable, providing adequate parking to meet the needs of the development whilst not overproviding and encouraging vehicle trips.
3.6 (Travel plans and sustainable travel)	Development proposals will require the submission of a travel plan and transport assessment and include appropriate measures to minimise impacts on the local highway network and promote the use of public transport, walking and cycling. The Council will require developers to provide electric car recharging points in developments where practical and deliverable. Developers should also consider car sharing schemes and car clubs.	<p>Compliant: The application is supported by a comprehensive transport assessment, the conclusions of which are supported by officers. The proposals include improvements to existing highways where necessary and a package of public transport improvements which will benefit Colindale as a whole (including a contribution towards improvements to the tube station).</p> <p>The application demonstrates that high quality pedestrian and cycle routes will be provided that are well overlooked, safe and secure, with cycle parking facilities and adequate provision for servicing. Further details will be secured through planning conditions.</p>
4.1 (Colindale Avenue Corridor of Change)	<p>To achieve the vision for Colindale Avenue Corridor of Change, development will be expected to:</p> <p>a) Develop a dynamic new public transport interchange and associated pedestrian piazzas on Colindale Hospital/Station House site, British Library site and Peel Centre West site;</p> <p>b) Provide a sustainable mix of uses to create a new, vibrant neighbourhood centre for Colindale, with a range of retail and commercial provision, education, health and other community uses;</p>	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p> <p>The Proposed Development provides a major opportunity to regenerate previously developed land and deliver a comprehensive mix of uses, providing new homes, community and retail spaces set within a network of streets and public open spaces. The regeneration of this underused site to provide new homes and high quality public realm will result in social, economic and environmental benefits for the Colindale area in line with CAAP objectives.</p> <p>The proposed development includes the creation of a neighbourhood centre at the western end of the</p>

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	<p>c) Provide a sustainable and walkable neighbourhood centre including convenience food store provision of up to 2,500sqm supported by a range of associated shops and services to meet local needs;</p> <p>d) Improve the quality of and access to Montrose Park;</p> <p>e) Provide a new focus of sustainable higher density living with a range of unit sizes, types and tenures, with a typical residential density of approximately 150 dw/ha;</p> <p>f) Support the provision of primary health care facilities to serve a growing local population;</p> <p>g) Provide safe, direct, legible and attractive pedestrian and cycle routes to and from the centre;</p> <p>h) Transform Colindale Avenue into an elegant, high quality urban route, attractively landscaped and lined by buildings of the highest architectural standards;</p> <p>i) Provide a package of transport improvements, in accordance with Policy 3.1, to create a more connected and legible Colindale and manage levels of congestion;</p> <p>j) Support the relocation of Barnet College to a new purpose built building close to Colindale Station;</p> <p>k) Support the relocation of Middlesex University student accommodation; and</p> <p>l) Improve the quality of the Silk Stream environment, to direct development away from flood risk areas, reduce the impact of flooding and minimise the potential for flooding.</p>	<p>site on Colindale Avenue where a new civic square ('Station Square') will be created, fronted by commercial units, community uses (including a health centre) and a foodstore (up to 3,000 sqm). Alongside the new housing, this will provide a sustainable mix of town centre uses. The neighbourhood centre will provide an interface between the site and Colindale Station, as well as providing connections to bus services.</p> <p>The application also includes improvements to transform Colindale Avenue into a high quality public realm, with principles secured by the Design Principles Document submitted with the application.</p>
4.2 (Aerodrome Road corridor of change)	<p>To deliver the single largest phase of the AAP and to achieve the vision for Aerodrome Road Corridor of Change, development will be expected to:</p> <p>a) Provide high quality safe, direct and legible routes to Colindale interchange and the surrounding areas, particularly</p>	<p>Compliant: The scheme includes a balanced mix of housing types and tenures throughout with a network of streets and routes that will provide good access to the social and community infrastructure proposed in the neighbourhood centre, park, green spaces and school. The application demonstrates that the development will encourage healthy lifestyles by providing access to green space and recreational facilities on the doorstep, as well as</p>

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	<p>Beaufort Park;</p> <p>b) Provide a good mix of dwelling types and sizes and make a significant contribution to the overall housing targets at densities ranging from 120dph to 150dph depending on accessibility and proximity to the improved public transport interchange;</p> <p>c) Provide a high quality, well defined, overlooked and safe park of approximately 5ha with significant publicly accessible sports and leisure facilities – ‘Aerodrome Park’;</p> <p>d) Provide a new vehicular connection from Aerodrome Road to Colindeep Lane utilising the existing access underneath the Northern Line bridge;</p> <p>e) Support new commercial uses along Aerodrome Road incorporating the consolidation and redevelopment of the Metropolitan Police Peel Centre to provide new modern police training facilities;</p> <p>f) Provide the safeguarded opportunity for a new primary school and other educational and training facilities;</p> <p>g) Provide the opportunity for landowners to work in partnership to facilitate the early delivery of a new student village for Middlesex University;</p> <p>h) Support the sensitive relocation of the RAF Watchtower to the RAF Museum site and enhance its future use and public access for cultural and education purposes; and</p> <p>i) Support the re-use of the former Officers Mess building and improve its setting and prominence as a listed building.</p>	<p>encouraging walking and cycling through the design of the streets.</p> <p>The scheme is found to provide an optimum density of development. The higher densities are in the western end of the site in closest proximity to the station and new neighbourhood centre, with lower densities in the central area where the PTAL is lowest. The proposal puts forward an acceptable design response which complies with the relevant development plan policies, responds acceptably to the local context and character and takes account the sites location and access to public transport.</p> <p>The development will deliver a range of green infrastructure, including a minimum of 4 hectares of public open space through a range of different types of spaces, including natural areas, green spaces, extensive and new tree planting. A network of cycle and pedestrian routes will be provided linking areas of open space, including the new local park (‘Peel Park’) which will be a 2.3 hectare multifunctional space for the community. Peel Park will contain sports facilities for the community and school, a childrens neighbourhood play area, natural space, and trees. It will be bounded by new residential blocks which will overlook the space and ensure it is safe and secure.</p>
5.1 (Urban design in Colindale)	<p>Colindale will become a transformed distinct place encompassing only the highest quality sustainable urban design, architecture and open spaces within a vibrant, successful and diverse neighbourhood re-integrated with the rest of Barnet’s successful city suburbs. Development will incorporate the following urban design principles:</p>	<p>Compliant: Officers consider that the proposed development provides an appropriate and quality design approach to the buildings and spaces which form part of the application. The proposal is considered to demonstrate the influence of these policies and compliance with their key objectives where they are relevant.</p>



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	<p>a) Character – Colindale will have its own distinct identity as a transformed, dynamic and inspirational place incorporating a range of appropriate densities;</p> <p>b) Continuity and legibility – Colindale will be easy to understand and navigate for residents, workers and visitors;</p> <p>c) public realm – Colindale will have high quality, attractive and successful public spaces and streets;</p> <p>d) Ease of movement – Colindale will be easy to get to and move through incorporating a high quality transport interchange as a gateway to the area from Colindale Avenue;</p> <p>e) Sustainability – Colindale will be a sustainable place which minimises resource consumption;</p> <p>f) Adaptability – Colindale will be a place that can easily respond to changing requirements; and</p> <p>g) Diversity – Colindale will be a place which offers variety and choice.</p>	
<p>5.2 (Buildings for Life and Lifetime Homes)</p>	<p>Developments within Colindale will achieve a Building for Life score of 16 or above in order to provide high quality homes within a high quality sustainable environment. Developments will meet the Lifetime Homes Standards and 10% of new housing will be designed to wheelchair accessible standards.</p>	<p>Compliant: As specified in the Design Principles Document, all units will seek to achieve Lifetime Homes standards, with limited exceptions where specified and justified in the DAS, and there a commitment to delivering 10% of the units as wheelchair adaptable units, including 17 affordable homes in Stage 1.</p> <p>The scheme includes a balanced mix of housing types and tenures throughout with a network of streets and routes that will provide good access to the social and community infrastructure proposed in the neighbourhood centre, park, green spaces and school. The application demonstrates that the development will encourage healthy lifestyles by providing access to green space and recreational facilities on the doorstep, as well as encouraging walking and cycling through the design of the streets.</p>
<p>5.3 (Building heights)</p>	<p>The height of new buildings in Colindale will take account of accessibility to public transport, shops and services and the height of existing buildings in the vicinity of the proposal site. Guidance on the appropriate height of new buildings is set</p>	<p>Compliant: The proposal is within an Opportunity Area where tall and large buildings are appropriate in accordance with the policy. The application demonstrates a high level of architectural quality and the ES demonstrates that there will be no unacceptable impacts on the area (including</p>

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	<p>out in Figure 5.2 and this should be the starting point for development proposals.</p> <p>Taller buildings (in excess of 6 storeys) will only be located in the most sustainable locations which benefit from good access to public transport facilities and shops and services. The area immediately around Colindale Underground station will become the most sustainable location within the AAP.</p> <p>Tall buildings will be of excellent design quality in their own right and should enhance the qualities of its immediate location and wider setting. Proposals should demonstrate that the building is attractive and elegant from all significant views and will act as a positive landmark and help aid legibility and orientation. Developers should have regard to 'Guidance on Tall Buildings' by CABI and English Heritage.</p>	<p>microclimate) and will not affect any strategic views. The DAS and Design Principles Documents convey a clear rationale for the location, role and heights of tall buildings and demonstrate that they relate well to the surrounding buildings, urban grain and public realm. Officers conclude that the tall buildings will enhance the character and legibility of the area, will improve the skyline and are satisfied that the objectives of this policy are met.</p>
5.4 (Internal building design)	<p>Developments within Colindale will incorporate dual aspect dwellings wherever possible and practical. Where single aspect dwellings are proposed, developers will need to justify their inclusion and should avoid north facing, single aspect dwellings.</p>	<p>Compliant: The development will maximise the potential of the site in accordance with this policy creating a quality environment that meets the relevant standards. The proposed development achieves a good level of amenity space for future residents. The submitted plans demonstrate that all flats and houses meet the London Plan minimum internal space standards. The individual dimensions and room sizes within the flats comply with the standards set out in Annex 1 of the London Housing SPG.</p>
5.5 (Open space and biodiversity in Colindale)	<p>Development in Colindale will incorporate the following proposals to create a high quality sustainable and attractive environment, improve the amount and quality of open space and enhance biodiversity in the area, addressing local issues of deficiency and meeting the needs of new residents, families and visitors:</p> <p>a) A new local park as part of the redevelopment of the Peel Centre site of approximately 5.0ha (not including land safeguarded for a potential new primary school) to be known as Aerodrome Park;</p> <p>b) Significant improvements to Montrose Park;</p>	<p>The development will deliver a range of green infrastructure, including a minimum of 4 hectares of public open space through a range of different types of spaces, with 3.3 hectares provided within the detailed components of the Application through the following:</p> <ul style="list-style-type: none"> <li>• The Neighbourhood Park;</li> <li>• Garden Squares;</li> <li>• Public Park and Gardens; and</li> <li>• Civic Squares.</li> </ul> <p>A network of cycle and pedestrian routes will be provided which will link areas of open space.</p> <p>The application is considered to demonstrate the influence of this policy and includes measures to</p>

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	<p>c) A network of green routes to connect public open spaces and enhance the biodiversity in Colindale;</p> <p>d) New open space piazzas and areas of high quality hard landscaping along Colindale Avenue;</p> <p>e) A new tree-lined urban boulevard along Edgware Road;</p> <p>f) Improvements to the Silk Stream and immediate surrounding area for biodiversity and leisure;</p> <p>g) Protection and enhancement of biodiversity in Colindale and the creation of new habitats;</p> <p>h) New open space at the junction of Colindale Avenue, Grahame Park Way and Lanacre Avenue;</p> <p>i) New and improved public open space proposed in the Grahame Park Estate and Beaufort Park outline planning applications; and</p> <p>j) Retain existing mature trees wherever possible and practical, particularly those included in Tree Preservation Orders, and offset losses where tree retention is not possible.</p>	<p>make a positive contribution to biodiversity. Conditions have been recommended to ensure that the key objectives of this policy would be carried through at implementation.</p>
<p>5.6 (Children's play space and young people's recreation facilities)</p>	<p>Developers will be required to make provision for children's play space and young people's recreation facilities based on an assessment of needs generated by the proposed development.</p> <p>The young people's recreation facilities currently provided at the Barnet College site will be reprovided either on site or at an alternative appropriate location. Young people's recreation facilities will also be provided in Montrose Park and Aerodrome Park and other appropriate locations as agreed by the Council.</p>	<p>Compliant: The proposal provides new homes in close proximity to new play and informal recreation within the site. The submitted DAS demonstrates that the proposal can deliver up the required level of play space and doorstep play within the public spaces and podium communal spaces. The application is considered to meet the objectives of this policy.</p> <p>The proposals will promote healthy lifestyles by: providing a network of well-connected public spaces that offer a range of recreational and play opportunities, informal sports pitches within the new local park (Peel Park) which can accommodate cricket and football and are available for use by the new primary school and community, a MUGA with court facilities for the new primary school and also available for community use out of hours, informal recreation including a trim trail and ball court. In addition to the new buildings being set in an environment of high quality new streets and public realm, the proposal will encourage a higher level of</p>

Policy	Content Summary	Extent of Compliance and Comment
		physical activity.
6.1 (Energy hierarchy)	<p>Development in Colindale will make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimise emissions of carbon dioxide and reduce consumption of natural resources. The following hierarchy will be used to assess applications:</p> <ul style="list-style-type: none"> <li>• Using less energy, in particular by adopting sustainable design and construction measures, in accordance with London Plan Policy 4A.3 and the London Borough of Barnet's SPD on Sustainable Design and Construction (June 2007);</li> <li>• Supplying energy efficiently, in particular by prioritising decentralised energy generation, in accordance with London Plan Policy 4A.6 and Policy 6.2 of the AAP to provide a CHP and district heating system; and</li> <li>• Using renewable energy, in accordance with London Plan Policy 4A.7 and the Council's SPD on Sustainable Design and Construction.</li> </ul>	<p>Compliant: The former Peel Centre development includes a range of climate change mitigation measures based on the Energy and Sustainability Strategies which have informed the application. The performance standards of the buildings on-site will be maximised in order to reduce carbon dioxide emissions from the development, which is expected to deliver a 35% improvement on Building Regulations Part L 2013 through efficient building fabric and passive design measures. A condition is recommended to this reserved matters application for compliance to be demonstrated. The development is considered to be in accordance with this policy.</p> <p>A site wide energy network is proposed, along with the provision for future connection to an area wide network should this be feasible.</p>
6.2 (CHP and district heating system)	<p>All development will be energy-efficient and seek to minimise any wasted heat or power. Development will be required to link in to, and support, a Colindale-wide CHP and district heating system with a central energy centre, likely to be located on the Peel Centre West site. The Council will continue working closely with the GLA and LDA to deliver exemplary levels of sustainability in Colindale.</p>	<p>Compliant: The proposed scheme includes provision for CHP(s). There will be a phased approach to the provision of this network with the potential to connect all plots as future phases are brought forward. The applicant has committed to engaging with the borough to explore the potential to connect to an area wide network should this be provided to the edge of the site.</p>
6.3 (Creating sustainable buildings)	<p>Residential development will achieve a minimum of Level 4 as set out in the Code for Sustainable Homes, subject to a viability assessment, and thereafter will keep pace with the government's timetable for development. Code Level requirements will be met through a combination of different possible options. Commercial and community buildings will be required to achieve a BREEAM Excellent rating.</p>	<p>Compliant: Whilst the Code for Sustainable Homes can no longer be required, the scheme will meet a number of the criteria and these are secured by planning condition.</p> <p>The non-residential buildings will achieve BREEAM Excellent.</p>

Policy	Content Summary	Extent of Compliance and Comment
6.4 (Flood risk)	<p>Sites within Flood Zone 1 over 1ha, all sites within Flood Zone 2 and 3 and sites with critical drainage issues require site specific Flood Risk Assessments (FRAs) in accordance with Planning Policy Statement 25. The FRA will have regard to the Strategic Flood Risk Assessment and the Outline Surface Water Strategy carried out for the AAP. Water efficiency initiatives will be included in all new development.</p> <p>Planning permission for residential development on sites wholly or partly within the existing flood zone of the Silk Stream (Flood Zone 2, 3 and 3b) will not be granted. For development of non-residential uses on sites that might lie partly in Flood Zone 2 or 3, the sequential approach should be carried out on site to design the development so that buildings and vulnerable uses are kept outside of the flood zones and that the area affected by Flood Zone 2 or 3 can be used as green space or parking.</p> <p>A green corridor should be created along the Silk Stream River. A vegetated buffer zone between the river and proposed developments will help manage flood risk and enhance biodiversity.</p>	<p>Compliant: The development proposals have been based on a comprehensive flood risk assessment that has been accepted by the Environment Agency. It is considered that the application complies with this policy.</p> <p>The Drainage Strategy would result in a significant reduction in surface water runoff. A range of sustainable urban drainage systems are proposed as part of the SUDS strategy to be submitted and approved under conditions.</p>
6.5 (Surface water run-off)	<p>All development will have regard to the drainage hierarchy of the London Plan. Developments will incorporate Sustainable Drainage Systems (SUDS) to manage surface water run-off.</p> <p>As part of the FRA (Policy 6.4), developers will carry out ground investigations to check the suitability of SUDS for infiltration and storage. SUDS schemes focussing entirely upon infiltration will not be acceptable due to the presence of London Clay in Colindale.</p> <p>The following are some good examples of the types of SUDS that can be used in the Colindale area:</p> <ul style="list-style-type: none"> <li>a) Flood storage (retention ponds)</li> <li>b) Permeable paving</li> <li>c) Green roofs</li> </ul>	<p>Compliant: The development proposals have been based on a comprehensive flood risk assessment that has been accepted by the Environment Agency. It is considered that the application complies with this policy.</p> <p>The Drainage Strategy would result in a significant reduction in surface water runoff. A range of sustainable urban drainage systems are proposed as part of the SUDS strategy to be submitted and approved under conditions.</p>

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	<p>d) Rainwater harvesting schemes - water butts installed on new development)</p> <p>The Council will either enter into S106 discussions with the developer relating to the future maintenance of the SUDS or attach relevant planning conditions.</p>	
6.6 (Waste management)	<p>Waste management infrastructure will be provided to meet the needs of new residents of Colindale and to support national and regional targets. Suitable waste and recycling storage facilities will be provided in all new, mixed-use developments.</p> <p>The North London Waste Plan (which will form part of Barnet's LDF) will identify suitable sites for managing North London's waste. This includes recycling, composting and using waste to produce energy.</p>	Compliant: Conditions have been recommended which require the provision of suitable waste and recycling facilities for the proposed units.
7.1 (Housing in Colindale)	<p>Around 100 hectares of land is proposed for the development of approximately 10,000 new residential homes within the London Borough of Barnet, as shown in Figure 7.1. A mix of housing types will be provided in general conformity with the London Plan and the London Borough of Barnet's LDF Core Strategy. Residential densities will vary across the area, in accordance with policies 4.1, 4.2, 4.3 and 4.4, having regard to local characteristics and public transport accessibility.</p>	<p>Compliant: This proposal will deliver 2,900 homes exceeding the minimum targets for the sites in the CAAP and making a substantial contribution towards strategic housing targets for Barnet and London.</p> <p>Of the 2,900 homes proposed, social rented affordable housing and intermediate shared ownership will be delivered, as well as PRS (Private Rented Sector) units. The proposal will also offer a choice in the types of housing, with a minimum of 99 houses and a significant number of duplexes across the site, and in the size of homes available.</p>
7.2 (Affordable housing)	<p>The Council has a borough-wide target of 50% affordable housing, in line with the London Plan. The maximum amount of affordable housing will be sought having regard to this target and to a viability assessment. Affordable units should be distributed throughout the site and be well integrated into all new development.</p> <p>The Council will, with reference to the London Plan's 70:30 social rented/intermediate ratio and in recognition of a move to a 60:40 split, negotiate the ratio of social rented/intermediate housing on a site by site basis having regard to the Council's SPD, Housing Strategy, and the London</p>	Compliant: A robust viability assessment has been submitted in support of the application which demonstrates that the maximum reasonable amount of affordable housing (of 20%) will be delivered on site in accordance with this policy.

Policy	Content Summary	Extent of Compliance and Comment
	Plan.	
7.3 (Health in Colindale)	New health facilities will be provided in the Colindale Avenue Corridor of Change, complemented by reprovided facilities at Grahame Park Estate. The exact requirements will be subject to discussions between the developer, the London Borough of Barnet and NHS Barnet and have regard to the phasing and delivery of proposals within Colindale. Such facilities will provide for primary health care which will comprise general practitioners (GPs), dentistry, pharmacy and a range of community services. Developers should have regard to the Council's adopted SPD on financial contributions for health care services.	Compliant: The proposals are found to be compliant with the objectives of this policy. The proposals will promote healthy lifestyles by: providing a network of well-connected public spaces that offer a range of recreational and play opportunities, informal sports pitches within the new local park (Peel Park) which can accommodate cricket and football and are available for use by the new primary school and community, a MUGA with court facilities for the new primary school and also available for community use out of hours, informal recreation including a trim trail and ball court. In addition to the new buildings being set in an environment of high quality new streets and public realm, the proposal will encourage a higher level of physical activity. A new health centre in the neighbourhood centre will improve access to healthcare for residents of Colindale.
7.4 (Neighbourhood Centre in Colindale)	A neighbourhood centre will be provided in Colindale Avenue Corridor of Change, incorporating around 5,000 sq m gross of retail space, along with supporting health, leisure and community uses. Such uses will be focussed around the public transport interchange and be provided on the Colindale Hospital site, British Library site and Peel Centre West site providing active frontages to a widened Colindale Avenue creating a vibrant and safe place, in accordance with Policy 4.1.	Compliant: The proposed development includes the creation of a neighbourhood centre at the western end of the site on Colindale Avenue where a new civic square ('Station Square') will be created, fronted by commercial units, community uses (including a health centre) and a foodstore (up to 3,000 sqm). Alongside the new housing, this will provide a sustainable mix of town centre uses. The neighbourhood centre will provide an interface between the site and Colindale Station, as well as providing connections to bus services.
7.5 (Working in Colindale)	Development in Colindale will provide between 500-1000 new jobs on the sites identified in Figure 7.6. Existing and established employment locations on sites other than those identified for redevelopment in the AAP should be retained for employment uses unless it can be demonstrated that sites are genuinely surplus.	Compliant: The application demonstrates that 551 direct jobs will be created from the town centre space (including the food store), and a further 50 direct jobs are likely to be created by the primary school and nursery. Local employment, skills and training opportunities will be secured via an obligation to enter into Local Employment Agreement.
7.6 (Learning in Colindale)	Development will deliver at least 4 new forms of entry in primary schools within Colindale, either through new schools or expansion/relocation of existing schools. The Barnet College site (subject to the College relocating) and Peel Centre East site are identified to each provide a 2 form entry primary school (420 pupils per	Compliant: The proposal includes the provision of a range of new social infrastructure. This includes a new 3 form entry primary school (which will serve residents of the site and surrounding area) and which overprovides for the needs of the population created by the development having regard to assessed needs.

Policy	Content Summary	Extent of Compliance and Comment
	<p>school).</p> <p>Developers will be required to meet the costs associated with meeting the additional need for nursery and school places generated by their development proposals in line with the Council's Contribution to Education SPD.</p> <p>New buildings for education uses in Colindale will be of the highest quality of design befitting their important community function. They will be prominent buildings and fully integrated into the local environment and where potential exists they will be 'exemplars' in sustainability and green education building design.</p>	
<p>8.1 (The Council's Powers and Resources in Colindale)</p>	<p>The Council, along with the GLA group, will ensure that their policies and resources promote the implementation of this Plan prioritising Colindale as the Borough's key pilot area for new and innovative infrastructure funding mechanisms and delivery. The AAP provides the development plan framework within which all future planning applications will be determined, and each application will need to demonstrate to the Council and GLA group how the proposed development will help realise the visions and objectives contained within the AAP.</p>	<p>Compliant: The Borough and applicant has worked closely with the Mayor and GLA group throughout the preparation of the policies for the CAAP area, during the pre-application process and in the lead up to the Planning Committee. This engagement process has helped to ensure that the proposals for the former Peel Centre represent the most sustainable form of development and growth for this Brownfield site. The GLA have been involved in negotiations to secure appropriate planning obligations and effective use of CIL.</p>
<p>8.3 (Funding Infrastructure in Colindale and Section 106 Contributions)</p>	<p>The Council will seek to ensure, through the use of conditions and/or planning obligations, that new development provides for the planning benefits which are necessary to support and serve proposed new development in Colindale. The pooling of contributions for necessary transport and community infrastructure will be required having regard to the relative priorities for planning obligations for each Corridor of Change. Where necessary, the Council will require an open book approach from developers when discussing and negotiating planning obligations and development viability with the Council.</p>	<p>Compliant: The Borough and applicant has worked closely with the Mayor and GLA group throughout the preparation of the policies for the CAAP area, during the pre-application process and in the lead up to the Planning Committee. This engagement process has helped to ensure that the proposals for the former Peel Centre represent the most sustainable form of development and growth for this Brownfield site. The GLA have been involved in negotiations to secure appropriate planning obligations and effective use of CIL.</p>



Key relevant local and strategic supplementary planning documents

**Local Supplementary Planning Documents and Guidance:**

Residential Design Guide (2013)

Sustainable Design and Construction (2013)

**Strategic Supplementary Planning Documents and Guidance:**

Accessible London: Achieving an Inclusive Environment (April 2004)

Housing Supplementary Planning Guidance (November 2012)

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)