

LOCATION: Sweets Way, London, N20

REFERENCE: 16/4513/RMA

Received: 15th July 2016

WARD: Totteridge

Accepted: 15th July 2016

Expiry: 14th October 2016

APPLICANT: Taylor Wimpey – North Thames

PROPOSAL: Reserved matters application seeking approval of appearance, landscaping and scale for Sweets Way pursuant to Outline planning permission reference B/04309/14 dated 24.07.2015 involving the erection of 288 dwellings (Use Class C3) and a community building (Use Class D1). The application also seeks the discharge of outline planning conditions 16, 17, 18, 19, 21, 26, 28, 29, 30, 31, 32, 33, 36, 37, 42, 43, 45, 48, 49, & 52 of the Outline Planning Approval.

APPLICATION SUMMARY

The application follows the grant of outline planning permission (with all matters other than access and layout reserved) under planning application reference B/04309/14 on the 24th July 2015 for the redevelopment of the Sweets Way Site to demolish all existing houses and the erection of new residential dwellings (Use Class C3), comprising up to 201 houses and up to 87 flats (up to 288 new dwellings in total), and a community building (Use Class D1) providing up to 255sqm floor space. The provision of pedestrian and vehicular site access from Sweets Way and pedestrian only from Oakleigh Road North.

This application followed the refusal of an earlier application under Planning Application B/02710/13 on the 20th January 2014 for the erection of 360 units on the site.

Following the grant of Outline Planning Permission, all buildings on the site have been demolished and the site cleared by the previous owners of the site Annington Homes. This demolition was authorised under a separate prior notification consent application 15/04051/PND approved on the 28th July 2015. The site has subsequently been sold to Taylor Wimpey North Thames who have prepared the current Reserved Application.

The Reserved Matters Application predominately accords with the provisions of the Outline Planning Application, providing for 288 units with a minor change in configuration providing one additional house (202) and one less flat (86). The number and configuration of the affordable housing element is unchanged at 59 units including 35 flats and 24 houses. There are also minor changes in the layout and height parameters from the Outline Consent as a result of detailed design work to design a workable scheme to build out. The application also includes the provision of a Community Centre in accordance with the Outline Permission.

Overall it is considered that the Reserved Matters Application accords with the principles established under the Outline Planning Permission and represents a high quality of design which would enhance the visual amenities of the surrounding area and is recommended for approval subject to the following conditions.

RECOMMENDATION: Approve Subject to Conditions

Approved Plans

1. No development shall take place unless in accordance with the following Approved Parameter Plans and substantially in accordance with the supporting documents:

Site Location Plan AA6000_2000
Original Site Survey AA6000_2001
Masterplan Layout AA6000_2002C
Proposed Site Plan AA6000_2003E
Typology and Tenure Plan AA6000_2004A
Proposed Roof Plan AA6000_2005C
Storey Heights Plan AA6000_2006A
Proposed Car Parking AA6000_2007A
Refuse and Waste Collect Strategy AA6000_2008A
Proposed Materials Strategy AA6000_2009A
Proposed Open Space Plan AA6000_2010A
Schedule of Accommodation AA6000_2011
Substation Plan and Elevation AA6000_2013
Street Elevations Sheet 1 AA6000_2020B
Street Elevations Sheet 2 AA6000_2021B
Street Elevations Sheet 3 AA6000_2022B
Street Elevations Sheet 4 AA6000_2023A
Street Elevations Sheet 5 AA6000_2024A
Street Elevations Sheet 6 AA6000_2025A
Street Elevations Sheet 7 AA6000_2026B
Street Elevations Sheet 8 AA6000_2027A
Street Elevations Sheet 9 AA6000_2028B
Street Elevations Sheet 10 AA6000_2029B
Housetype 2B-4P_AR-2A Plans and Elevations AA6000_2100
Housetype 3B-5P_AR-3A Plans and Elevations AA6000_2101A
Housetype 3B-5P_AR-3B Plans and Elevations AA6000_2102
Housetype 4B-6P_AR-4A Plans and Elevations AA6000_2103
Housetype 2B-4P_ASO-2A Plans and Elevations AA6000_2104
Housetype 2B-3P_S2A Plans and Elevations AA6000_2105
Housetype 2B-4P_S2B Plans and Elevations AA6000_2106
Housetype 3B-4P_S3A Plans and Elevations AA6000_2107B
Housetype 3B-5P_S3Bv1 Plans and Elevations AA6000_2108
Housetype 3B-5P_S3Bv2 Plans and Elevations AA6000_2109A
Housetype 3B-5P_S3Bv3 Plans and Elevations AA6000_2110B
Housetype 3B-5P_S3C_WCH Plans and Elevations AA6000_2111A

Housetype 3B-5P_S3Dv1 Plans and Elevations AA6000_2112
Housetype 3B-5P_S3Dv2 Plans and Elevations AA6000_2113C
Housetype 3B-5P_S3Dv3 Plans and Elevations AA6000_2114A
Housetype 3B-5P_S3E_WCH Plans and Elevations AA6000_2115B
Housetype 4B-6P_S4A Plans and Elevations AA6000_2116A
Housetype 4B-6P_S4B Plans and Elevations AA6000_2117
Housetype 4B-6P_S4C_WCH Plans and Elevations AA6000_2118B
Housetype 4B-7P_S4D Plans and Elevations AA6000_2119
Housetype 5B-8P_S5Av1_ Plans and Elevations AA6000_2120B
Housetype 5B-8P_S5Av2_ Plans and Elevations AA6000_2121A
Apartment Block A Plans AA6000_2122
Apartment Block A Elevations AA6000_2123
Apartment Block B Plans AA6000_2124
Apartment Block B Elevations AA6000_2125
Apartment Block D Ground floor plan part 1 AA6000_2126B
Apartment Block D Ground floor plan part 2 AA6000_2127B
Apartment Block D First floor plan part 1 AA6000_2128B
Apartment Block D First floor plan part 2 AA6000_2129B
Apartment Block D Second floor plan part 1 AA6000_2130B
Apartment Block D Second floor plan part 2 AA6000_2131B
Apartment Block D Third floor plan AA6000_2132B
Apartment Block D Fourth floor plan AA6000_2133B
Block D Front elevation AA6000_2140B
Block D Rear elevation AA6000_2141B
Block D Side elevation AA6000_2142A
Community Centre Plans and Elevations AA6000_2143
Landscape Masterplan 5798.LM.01G
Hard Surface Overview Plan 5798.HSP.7.0.B
Hard Surface Plan 1 5798.HSP.7.1.B
Hard Surface Plan 2 5798.HSP.7.2.B
Hard Surface Plan 3 5798.HSP.7.3.B
Hard Surface Plan 4 5798.HSP.7.4.B
Hard Surface Plan 5 5798.HSP.7.5.B
Hard Surface Plan 6 5798.HSP.7.6.B
Hard Surface Plan 7 5798.HSP.7.7.B
Hard Surface Plan 8 5798.HSP.7.8.B
Planting Plan Overview 5798.PP.05.0G
Planting Plan 1 5798.PP.05.1G
Planting Plan 2 5798.PP.05.2G
Planting Plan 3 5798.PP.05.3G
Planting Plan 4 5798.PP.05.4G
Planting Plan 5 5798.PP.05.5G
Planting Plan 6 5798.PP.05.6G
Planting Plan 7 5798.PP.05.7G
Planting Plan 8 5798.PP.05.8G
Tree Strategy Plan Overview 5798.TSM.3.0D
Tree Strategy Plan 1 5798.TSM.3.1D
Tree Strategy Plan 2 5798.TSM.3.2D
Tree Strategy Plan 3 5798.TSM.3.3C
Tree Strategy Plan 4 5798.TSM.3.4D

Tree Strategy Plan 5 5798.TSM.3.5D
 Tree Strategy Plan 6 5798.TSM.3.6D
 Tree Strategy Plan 7 5798.TSM.3.7D
 Tree Pits Details 5798.TPD.4.0C
 Tree Pit Details 5798.TPD.4.1
 Public Open Space Plan 1 5798.POS.6.0A
 Public Open Space Plan 2 5798.POS.6.1A
 Public Open Space Plan2 5798.POS.6.2A
 Drainage and Levels Strategy, C6686 – SK5A
 Refuse Vehicle Tracking Diagram C6686 – SK6B
 Fire Appliance Tracking Diagram C6686 – SK7B
 Planning Statement – PPML Consulting Ltd
 Design and Access Statement - PRP Architects;
 Arboriculture Method Statement, 9169_AMS.001 – Aspect
 Arboriculture;
 Biodiversity Enhancement Report – Aspect Ecology;
 Energy Strategy, Revision A, July 2016 – Energist
 BREEAM Pre-assessment Report Rev P3, July 2016 – Energist;
 Noise Assessment, June 2016 – RPS;
 Noise Assessment – Supplementary Statement 4 October 2016 -RPS
 Daylight, Sunlight, Overshadowing Report, July 2016 – RPS
 Reason: For the avoidance of doubt and to ensure the development
 accords with the outline permission and so as to ensure that the
 development is carried out fully in accordance with the application as
 assessed in accordance with policies CS1, CS4, CS5, DM01 and
 DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.

2. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

Informatives

1. The applicant is reminded that the conditions and planning controls in the outline permission B/04309/14 for the Sweets Way Development dated 24/07/2015 are still relevant and must be complied with. There are also conditions that require to be discharged prior to the occupation of the development.
2. The costs of any associated works to public highway, including reinstatement works, will be borne by the applicants and may require the Applicant to enter into a rechargeable agreement or a 278 Agreement under the Highways Act 1980.
3. The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more

than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has been assessed at this time as liable for payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us: cil@barnet.gov.uk.

Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then

this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can potentially apply for relief or exemption under the following categories:

1. Charity

If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extension

You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self-Build

Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Visit

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief

1. MATERIAL CONSIDERATIONS

1.1 Key Relevant Planning Policy

Introduction

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan and the development plan documents in the Barnet Local Plan. These statutory development plans are the main policy basis for the consideration of this planning application.

Barnet's Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies development plan documents. The Core Strategy and Development Management Policies documents were both adopted by the Council in September 2012.

A number of other planning documents, including national planning guidance and supplementary planning guidance and documents are also material to the determination of this application.

More detail on the policy framework relevant to the determination of this development and an appraisal of the proposal against the development plan policies of most relevance to the application is set out in subsequent sections of this report dealing with specific policy and topic areas. This is not repeated here.

The officers have considered the development proposals very carefully against the relevant policy criteria and, for the reasons set out in this report, have concluded that the development proposed is in broad accordance with the above policies. The application has therefore been recommended for approval on this basis.

National Planning Guidance

National planning policies are set out in the National Planning Policy Framework (NPPF). This 65 page document was published in March 2012 and it replaces 44 documents, including Planning Policy Guidance Notes, Planning Policy Statements and a range of other national planning guidance. The NPPF is a key part of reforms to make the planning system less complex and more accessible. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and the document includes a 'presumption in favour of sustainable development'.

The London Plan

The London Plan (2015) is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The London Plan policies (arranged by chapter) most relevant to the determination of this application are:

Context and Strategy:

1.1 (Delivering the Strategic Vision and Objectives for London)

London's Places:

2.6 (Outer London: Vision and Strategy); 2.7 (Outer London: Economy); 2.8 (Outer London: Transport); and 2.18 (Green Infrastructure: the Network of Open and Green Spaces)

London's People:

3.1 (Ensuring Equal Life Chances for All); 3.2 (Improving Health and Addressing Health Inequalities); 3.3 (Increasing Housing Supply); 3.4 (Optimising Housing Potential); 3.5 (Quality and Design of Housing Developments); 3.6 (Children and Young People's Play and Informal Recreation Facilities); 3.7 (Large Residential Developments); 3.8 (Housing Choice); 3.9 (Mixed and Balanced Communities); 3.10 (Definition of Affordable Housing); 3.11 (Affordable Housing Targets); 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use

Schemes); 3.13 (Affordable Housing Thresholds); 3.14 (Existing Housing); 3.16 (Protection and Enhancement of Social Infrastructure); 3.17 (Health and Social Care Facilities); and 3.18 (Education Facilities)

London's Economy:

4.1 (Developing London's Economy); 4.2 (Offices); 4.3 (Mixed Use Development and Offices); and 4.12 (Improving Opportunities for All)

London's Response to Climate Change:

5.1 (Climate Change Mitigation); 5.2 (Minimising Carbon Dioxide Emissions); 5.3 (Sustainable Design and Construction); 5.5 (Decentralised Energy Networks); 5.6 (Decentralised Energy in Development Proposals); 5.7 (Renewable Energy); 5.9 (Overheating and Cooling); 5.10 (Urban Greening); 5.11 (Green Roofs and Development Site Environs); 5.12 (Flood Risk Management); 5.13 (Sustainable Drainage); 5.14 (Water Quality and Wastewater Infrastructure); 5.15 (Water Use and Supplies); 5.17 (Waste Capacity); and 5.21 (Contaminated Land)

London's Transport:

6.1 (Strategic Approach); 6.2 (Providing Public Transport Capacity and Safeguarding Land for Transport); 6.3 (Assessing Effects of Development on Transport Capacity); 6.4 (Enhancing London's Transport Connectivity); 6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure); 6.7 (Better Streets and Surface Transport); 6.9 (Cycling); 6.10 (Walking); 6.11 (Smoothing Traffic Flow and Tackling Congestion); 6.12 (Road Network Capacity); and 6.13 (Parking)

London's Living Places and Spaces:

7.1 (Building London's Neighbourhoods and Communities); 7.2 (Inclusive Environment); 7.3 (Designing Out Crime); 7.4 (Local Character); 7.5 (Public Realm); 7.6 (Architecture); 7.7 (Location of Tall and Large Buildings); 7.8 (Heritage Assets and Archaeology); 7.13 (Safety, Security and Resilience to Emergency); 7.14 (Improving Air Quality); 7.15 (Reducing Noise); 7.18 (Protecting Local Open Space and Addressing Local Deficiency); 7.19 (Biodiversity and Access to Nature); and 7.21 (Trees and Woodlands)

Implementation, Monitoring and Review:

8.2 (Planning Obligations); and 8.3 (Community Infrastructure Levy)

Barnet Local Plan

The development plan documents in the Barnet Local Plan constitute the development plan in terms of local planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The relevant documents comprise the Core Strategy and Development Management Policies documents, which were both adopted in September 2012. The Local Plan development plan policies of most relevant to the determination of this application are:

Core Strategy (Adopted 2012):

CS NPPF (National Planning Policy Framework – Presumption in favour of

sustainable development)

CS1 (Barnet's Place Shaping Strategy – Protection, enhancement and consolidated growth – The three strands approach)

CS3 (Distribution of growth in meeting housing aspirations)

CS4 (Providing quality homes and housing choice in Barnet)

CS5 (Protecting and enhancing Barnet's character to create high quality places)

CS7 (Enhancing and protecting Barnet's open spaces)

CS8 (Promoting a strong and prosperous Barnet)

CS9 (Providing safe, effective and efficient travel)

CS10 (Enabling inclusive and integrated community facilities and uses)

CS11 (Improving health and well being in Barnet)

CS12 (Making Barnet a safer place)

CS13 (Ensuring the efficient use of natural resources)

CS14 (Dealing with our waste)

CS15 (Delivering the Core Strategy)

Development Management Policies (Adopted 2012):

DM01 (Protecting Barnet's character and amenity)

DM02 (Development standards)

DM03 (Accessibility and inclusive design)

DM04 (Environmental considerations for development)

DM06 (Barnet's Heritage and Conservation)

DM07 (Protecting Housing in Barnet)

DM08 (Ensuring a variety of sizes of new homes to meet housing need)

DM10 (Affordable housing contributions)

DM13 (Community and education uses)

DM14 (New and existing employment space)

DM15 (Green belt and open spaces)

DM16 (Biodiversity)

DM17 (Travel impact and parking standards)

Supplementary Planning Guidance and Documents

A number of local and strategic supplementary planning guidance (SPG) and documents (SPD) are material to the determination of the application.

Local Supplementary Planning Documents:

Sustainable Design and Construction (April 2013)

Residential Design Guidance (April 2013)

Planning Obligations (April 2013)

Affordable Housing (February 2007 with updates in August 2010)

Strategic Supplementary Planning Documents and Guidance:

Accessible London: Achieving an Inclusive Environment (April 2004)

Sustainable Design and Construction (May 2006)

Health Issues in Planning (June 2007)

Wheelchair Accessible Housing (September 2007)

Planning for Equality and Diversity in London (October 2007)

All London Green Grid (March 2012)

Land for Industry and Transport SPG (September 2012)

Shaping Neighbourhoods: Play and Informal Recreation (September 2012)
Housing (November 2012)

Draft Shaping Neighbourhoods: Character and Context (February 2013)
Draft Sustainable Design and Construction (July 2013)

1.2 Key Relevant Planning History

Application Reference:	B/02710/13
Case Officer:	Kevin Waters
Proposal:	Demolition of all existing buildings and outline planning permission (with all matters other than access reserved) for new residential dwellings (Use Class C3), comprising up to 189 houses and up to 171 flats (up to 360 new dwellings in total), and a community building (Use Class D1) providing up to 292m2 of floorspace. The provision of site access from Sweets Way and Oakleigh Road North.
Stat Start Date	02.07.2013
Application Type	Outline Application
Decision	Refused
Decision Date	20.01.2014

Application Reference:	B/04309/14
Case Officer:	Andrew Dillon
Proposal:	Demolition of all existing buildings and outline planning permission (with all matters other than access and layout reserved) for new residential dwellings (Use Class C3), comprising up to 201 houses and up to 87 flats (up to 288 new dwellings in total), and a community building (Use Class D1) providing up to 255 sqm floorspace. The provision of pedestrian and vehicular site access from Sweets Way and pedestrian only from Oakleigh Road North.
Stat Start Date	08.08.2014
Application Type	Outline
Decision	Granted
Decision Date	24/07/2015

Application Reference:	15/04051/PND
Case Officer:	Andrew Dillon
Proposal:	Demolition of 142 houses
Stat Start Date	08.08.2014
Application Type	Prior Notification (Demolition)

Decision	Granted
Decision Date	30.06.2015

1.3 Public Consultations and Views Expressed

Pre Application Consultation

Prior to the submission of the Planning Application the applicant Taylor Wimpey North Thames have had discussions with key stakeholders including elected representatives, Queenswell Junior School and members of the Milson Close steering group. In terms of timescale the following consultation events have taken place.

- 12th January 2016 – Meeting with members of Milson Close Steering Group
- 27th January 2016 – Meeting with the Headteacher of Queenswell Junior School
- February 2016 – Newsletter issued to 705 addresses living in the immediate vicinity of the development including properties along Sweets Way, Friern Barnet Lane, Oakleigh Road North and High Road. The newsletter introduced Taylor Wimpey as the new owners of Sweets Way Park, outlined the timeline for bringing forward a reserved matters application and the programme for demolishing the existing properties.
- 30th March 2016 – Attended assembly at Queenswell Junior School where three students were presented with their winning poster designs for the hoarding and book tokens.
- June 2016 - Newsletter issued to the 705 properties who received the newsletter in February, with copies emailed to individuals who registered for updates on the Taylor Wimpey website (11 people). The newsletter included the proposed new layout, the number of homes per unit size and accompanying car parking spaces. It also outlined how people could get in contact to provide feedback on the proposals.
- 29 June 2016 - Meeting with members of Milson Close Steering Group
- 29 June 2016 – Meeting with Business Manager of Queenswell Infant & Nursery School
- A Freephone community line, an email address and web page was also provided for persons to contact Taylor Wimpey and to find out information.

Public Consultation

1222 local properties and a number of other relevant bodies and elected

representatives were consulted on the application by letter and email on the 6th August 2016. The application was also advertised on site and in the local press at that time.

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

The views expressed on the application are summarised under the headings below. Responses by officers to the points made are provided in the relevant section of the committee report.

Number of Responses from Residents and Businesses

28 responses have been received of which 24 are in objection to the proposal from residents and businesses. The remaining 4 correspondents raise concerns in their correspondence but have not formally objected to the application. 3 of the objectors have reserved their right to speak at Planning Committee.

Comments from Residents and Businesses

The comments made in objection to the application are summarised as follows:

- Development of the site providing 288 new residential units represents an overdevelopment of this site.
- Current proposal involves the planting of additional trees which will have maintenance requirements and cause loss of light.
- Disruption from Construction.
- Proposal would be detrimental to highway safety with HGV movements, and traffic from the resultant development.
- Development would add unacceptably to the vehicles and traffic in the area and exacerbate the existing access and congestion problems in this location given proximity to existing schools.
- Height of proposal including apartment block too high not in keeping with area and will affect neighbouring properties.
- Proposal should have a second access to Oakleigh Road North as scheme would result in too many vehicles entering and exiting the site onto Friern Barnet Lane.
- Existing pedestrian link from Oakleigh Road has been blocked up and should be reopened.
- Impact on Local Services
- Changes in plan will result in house being built on the boundary of objectors site in close proximity resulting in loss of light, outlook, privacy etc.
- Changes in plan will result in 4 houses being located opposite objectors house in comparison with 2 in indicative outline plan.

Officer Response: The number of residential units (288), the maximum number of parking spaces (448) and the road connections in the form of a single access via Sweets Way onto Friern Barnet Lane have already been granted planning permission under the Outline Planning Permission.

The height of the proposed buildings including the apartment block are substantially in accordance with the approved parameter plans. While some buildings have been increased in height, these are in the centre of the plot and will not affect the amenities of neighbouring properties.

The Planting of additional trees is not considered likely to result in significant loss of light to neighbouring residents. The future management of the Trees will be the responsibility of the management company of the future development.

The Outline Permission also included a requirement for off-site highway works including signalisation on the junction of High Road Whetstone and Friern Barnet Lane, along with new pedestrian crossing facilities.

In relation to the existing pedestrian link to Oakleigh Road, this was temporarily closed when the properties on Sweets Way were demolished for Health and Safety Reasons. It is the intention of Taylor Wimpey that this will be opened up when it is safe to do so.

The application is liable for Cil payments which would mitigate the impact of the proposal on local infrastructure.

In relation to the changes in the layout, the proposed property is not built on the boundary and is located sideways at a distance of over 25m from the rear wall of the objector's property.

In relation to the comment from the other objector in relation to changes, the 4 houses proposed in lieu of two houses, are significantly smaller in width than the houses which they replace, with setback single storey garages separating the houses, allowing for a similar or better relationship than the outline layout.

Comments from Lawsons Timber Merchants:

- Concerned about potential complaints from future residential occupiers in relation to Lawsons which could affect their long term viability. In this regard:
- Concerned that number of houses adjacent to Lawsons boundary increased from 7-11 properties which are also close to the boundary.
- Limited details of the proposed acoustic fence have been provided.
- Noise survey submitted with the application is based on a survey between 09.30-12 which is Lawsons quietest time. Noise survey produced by Lawsons on a worst case scenario identifies potential noise disturbance which has not been adequately mitigated against.

Officer Comment: The noise survey submitted by Lawsons has been examined by the Council's Scientific Services team who requested additional information from the applicant. Following an examination of this information the Scientific Services Team have raised no objection to the application.

Consultation Responses from Statutory Consultees and Other Bodies

Metropolitan Police Service:

Have responded to the consultation advising that they have no comments on the application. Meetings have been arranged between the applicant and the Metropolitan Police Service to discuss achieving secured by design accreditation.

London Fire and Emergency Planning Authority:

The Fire Brigade have advised that they are not satisfied with the proposals as compliance with Part 5 of the Building Regulations is not shown

Officer Comment: This is a matter for any subsequent Building Regulations Application as this level of detail would not be expected to be contained within an application for Planning Permission.

Highway England:

No Objections raised to proposal.

Environment Agency:

- 'Additional permeable paving to attenuate the storm water flows is included in the drainage scheme instead of the original proposal for ponds and swales due to safety reasons and the root protection areas of existing trees. Based on the further information submitted we can recommend that Condition 37 (surface water drainage scheme) is discharged.'

Thames Water:

Thames Water have responded to the consultation and have advised that they have no objections to the discharge of Condition 37.

Natural England:

Have responded to the consultation advising that they do not wish to make any comments on the current application.

English Heritage Archaeology:

Have responded to the consultation and have not raised any objections to the proposal. They have also recommended that any requirement for an assessment of the archaeological interest of the site be waived in this instance.

Internal consultation responses

Traffic and Development Team:

The Traffic and Development Team have following the receipt of additional information and design amendments raise no objection in principle to the application. Transport, parking and highways matters are set out in greater detail in the relevant sections of the report.

Scientific Services Team:

The Scientific Services Team response is set out in greater detail in the relevant sections of the report below. In summary following the receipt of

additional information and design amendments the Scientific Services Team have raised no objections to the proposal.

2. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

2.1 Site Description and Surroundings

The application site covers an area of land approximately 6.28 hectares in size situated to the east of the High Road (A1000) in the Totteridge Ward. Whetstone Town Centre is located to the north-west of the site. Oakleigh Road North is situated to the north of the site and Friern Barnet Lane is positioned to the south and south-west of the land. To the east of the site Sweets Way connects through to Domville Close, Millson Close, Attfield Close and Darcy Close. Greenside Close is located to the south of the site and the Queenswell primary schools are situated to the east and south-east of the site (accessed off Sweets Way). Totteridge and Whetstone Underground Station (on the Northern Line) is located to the north-west of the land covered by the application.

The site is currently cleared but previously contained 142 dwellings which were constructed in the 1970's to provide accommodation for the Ministry of Defence (MoD). Following the cessation of the use by the MoD, approximately 4-5 years ago the owner of the site reached agreement with the Notting Hill Housing Trust allowing the empty properties to be used to house unsecured tenants pending redevelopment. The site also previously contained a Community Building which was used as a Sure Start Children's Centre.

Vehicular and pedestrian access to the site is available from Sweets Way. To the west this joins Friern Barnet Lane and to the east it links into the Queenswell school sites. Vehicular and pedestrian access is also possible from the site into Domville Close and the roads which run off of this. However, these streets do not link into the wider surrounding road network. There are also three solely pedestrian access routes into the site from Oakleigh Road North, the High Road and Sweets Way. The submission identifies that the site presently has 300 parking spaces within it. Currently there are no parking controls in place on the site. The majority of the land within the site has a Public Transport Accessibility Level (PTAL) of 3, which represents a medium level accessibility. Part of the north-west corner of the site has a PTAL of 4.

In terms of landscaping the application site contains over 200 trees and also areas of grassland, shrubs, hedging, hard landscaped surface and private rear gardens (to the existing houses). The trees on the site are covered by a Tree Preservation Order (Reference Number TRE/BA/86). To the south of the community building (north-east part of the site) there is an area of land which contains play equipment.

The area surrounding the application site varies significantly in its character, both in terms of the scale of the built form and the use of the buildings and their surrounding spaces. The roads accessed from Sweets Way to the east of the site contain two storeys houses with pitched roofs. Houses are also located in other areas surrounding the site including in parts of Whetstone

Close, the southern side of Sweets Way, the southern side of Oakleigh Road North and parts of Friern Barnet Lane. The properties in the High Road adjoining the site and also those located at the western end of Oakleigh Road North contain a range of uses including a builder's yard, offices, bank, medical practice and a postal sorting office. The scale and height of the existing buildings in this location is very varied. The Council has also recently granted planning permission for a 6 storey mixed use building on the High Road (at number 1230) with a significant residential component. This is being constructed at the time of writing this report. Further to the east, on the north side of Oakleigh Road North and on Oakleigh Park North, uses include blocks of flats, houses and a Church. Some of the blocks of flats in this location comprise substantial buildings, up to six storeys in height, positioned in significant landscaped settings.

2.2 Description of the Proposed Development

The proposal is to seek approval of matters reserved under outline planning consent ref B/04309/14 (layout, scale, appearance and landscaping) to redevelop the site, predominately for residential development along with a 255 square metre community centre and new landscaping and open space.

Discharging of conditions:

This application also involves the partial discharging of a number of planning conditions attached to the outline consent that require information to be submitted for each phase of the development. Those conditions that are to be approved in relation to the development are as follows:

- Condition 16 Car parking details
- Condition 17 Electric vehicle charging
- Condition 19 Cycle parking
- Condition 21 Refuse and recycling facilities
- Condition 26 Detailed highway design
- Condition 28 Levels details
- Condition 29 Hard & Soft Landscaping
- Condition 30 Play areas
- Condition 31 Protective Fencing
- Condition 32 Trees and location of services
- Condition 33 Tree Protection Plan
- Condition 36 Biodiversity
- Condition 37 Surface water drainage
- Condition 42 Residential amenity

- Condition 43 Energy strategy
- Condition 45 BREEAM for community building
- Condition 48 Noise mitigation measures
- Condition 49 Noise mitigation measures
- Condition 52 Daylight and sunlight assessment

3. PLANNING CONSIDERATIONS

3.1 Principle of Development

The principle of constructing 288 residential dwellings and provision of public open space is established by the outline planning consent. Condition 5 (Reserved Matters Details) seeks details (scale, landscaping and appearance) to be submitted to and approved by the Local Planning Authority (LPA) prior to the commencement of development.

The reserved matters currently under consideration are:

Scale – the height, width and length of each building proposed in relation to its surroundings.

Layout – the way in which buildings, routes and open spaces are provided was approved at Outline Stage. There are some minor changes which are discussed and assessed below in this report.

Appearance – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

Landscaping – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.

Access – The internal road layout was established at outline stage. This current application shows roads in the same location in compliance with the outline parameters for access.

The outline planning permission consists of a series of parameter plans which establish a series of parameters and principles to create a clear framework of planning control and fix the quantum of development, land uses, levels and access arrangements.

The key parameter plans of relevance to the consideration of this application are:

- Site Location Plan – 931-005
- Site Layout Parameter Plan - 931-006B

- Maximum Storey Heights Parameter Plan - 931-007B
- Housing Mix Parameter Plan - 931-008B
- Parking Parameter Plan – 931-009B
- Landscape Parameter Plan – A102-LA04E

3.2 Amount of Development

Housing

The amount and mix of development for 288 dwellings within the development including 59 affordable units is in accordance with the outline consent and the s.106 schedule of accommodation.

In relation to the proposed housing the application proposes the following housing mix:

Total Dwelling Mix:

- 23 No. 1 bedroom apartments
- 63 No. 2 bedroom apartments
- 28 No. 2 bedroom houses
- 135 No. 3 bedroom houses
- 30 No. 4 bedroom houses
- 9 No. 5 bedroom houses
- **288 No. dwellings in total**

Open Market Housing Mix:

- 5 No. 1 bedroom apartments
- 46 No. 2 bedroom apartments
- 18 No. 2 bedroom houses
- 125 No. 3 bedroom houses
- 26 No. 4 bedroom houses
- 9 No. 5 bedroom houses
- **229 No. dwellings in total**

Affordable Rent:-

- 6 No. 1 bedroom apartments
- 9 No. 2 bedroom apartments
- 4 No. 2 bedroom houses
- 10 No. 3 bedroom houses
- 4 x No. 4 bedroom houses
- **33 No. dwellings in total**

Shared Ownership:-

- 12 No. 1 bedroom apartments
- 8 No. 2 bedroom apartments
- 6 No. 2 bedroom houses
- **26 No. dwellings in total**

- **Total Affordable Housing**
- **59 No. dwellings in total (20.4% of overall numbers)**

In comparison with the schedule of accommodation approved at outline, the number and configuration of the affordable units is unchanged. In relation to the private units, there are 13 fewer one bed apartments, 12 additional 2 bed apartments, 18 additional 2 bed houses, 59 additional 3 bed houses, 68 fewer 4 bed houses and 8 fewer 5 bed houses. Overall the number of houses as a proportion of the scheme increase from 201 to 202 and the number of apartments decreases by 1 from 87 to 86. The total floorspace of the development is also marginally increased from 28,813 sq.m to 29,417 sq.m. A comparison of the current scheme with the approved parameters approved in the outline is set out below.

		Approved	Proposed
Affordable Dwellings	1B Flats	18	18
	2B Flats	17	17
	Sub total	35	35
	2B House	10	10
	3B House	10	10
	4B House	4	4
	5B House	0	0
	Sub total	24	24
	Total	59	59
Private Sale Dwellings	1B Flats	18	5
	2B Flats	34	46
	Sub total	52	51
	2B House	0	18
	3B House	66	125
	4B House	94	26
	5B House	17	9
	Sub total	177	178
	Total	229	229
	Total dwellings	288	288
Total GIA m²		28813	29417

Policy CS4 (Providing Quality Homes and Housing Choice in Barnet) of the Core Strategy and Policy DM08 (ensuring a variety of sizes of new homes to meet housing need) of the Development Management Policies) advise that in relation to private units homes with 4 bedrooms are considered the highest priority and homes with 3 bedrooms are a medium priority.

While the proposed changes will result in a reduction in the number of 4 bed units, the number of 3 and 4 bed units are increased as are the number of 2 bed units, which are often the most affordable route into housing in the borough for young families. It is not unusual for the mix of units to change to some extent from outline to reserved matters as a result of detailed design

work and overall it is considered that the housing revisions still provide an appropriate mix of differing dwelling types which would provide much needed family accommodation in the borough.

Community Centre

In relation to the proposed centre, the application proposes for the erection of a 255 sq. m community centre which exactly accords with the requirements of the outline planning permission reflecting the size of the previous sure start family centre which was previously located on the northern part of the Sweets Way site.

Density

London Plan policy 3.4 seeks to optimise the housing output of sites taking into account local context and character, the design principles in chapter 7 of the London Plan and public transport capacity. Developments should optimise housing output for different types of location within the relevant density range shown in Table 3.2 (set out below). Development proposals which compromise this policy should be resisted.

Table 3.2 Sustainable residential quality (SRQ) density matrix (habitable rooms and dwellings per hectare)

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha
3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
Urban	150-250 hr/ha	200-450 hr/ha	200-700 hr/ha
3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
Central	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha
3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha
2.7-3.0 hr/unit	50-110 u/ha	100-240 u/ha	215-405 u/ha

The application site has an overall PTAL of 3 (a small part of the north-west corner of the site has a PTAL of 4). In terms of its 'setting' the site is considered to have predominantly suburban characteristics. Taking these factors into consideration the London Plan density matrix would suggest a range of somewhere between 35 and 95 units per hectare or 150 to 250 habitable rooms per hectare (see table above) is appropriate for the site.

As the site has an area of 6.28ha the 288 dwellings proposed would equate to a density of approximately 46 dwellings per hectare. The proposal therefore falls within the relevant density range in respect of the number of units per hectare proposed.

The amount of development and minimum/maximum building dimensions

have already been approved at the outline stage and as has been noted above the total number of units proposed under this reserved matters application has not increased, and while there may be some change in the number of habitable rooms per hectare this is still within the permitted ranges outlined in the London Plan and is considered acceptable.

Public Open Space and Children's Play Space

The application proposes several areas of public open space, including an area on the Spine Road going through the centre of the site incorporating formal square planting on the northern end, a linear grassed area including trip trail through the trees and natural timber log play equipment on the southern edge. Other public spaces include the north eastern corner of the site designated as a LAP (Local Area for Play, where additional play equipment and tree and shrub planting is proposed and a LEAP (Local Equipped Area for Play) area on the north eastern part of the site, including seating and play equipment around the retained trees. In total an area of 3411 sq. m of open space is provided which accords with the Outline Planning Permission.

3.3 Scale



The approved maximum storey heights Parameter Plan 931-007B sets out the approved storey heights throughout the Sweets Way development, with heights ranging between 1-5 storeys in height. The current reserved matters application makes some changes to the approved height parameters increasing the height of some of the properties in the central part of the site from 2.5 to 3 storeys and in turn decreasing the height of other buildings on the periphery of the site from 2.5 to 2 storeys along with reducing the height of the wings of the proposed Apartment Building to the north. The height of the Community Building is also shown as 1.5 storey on the current plan, which accords with the indicative drawings submitted with the Outline Planning Application. It is not considered that these changes would result in any detrimental impact on neighbouring residents and will result in a stronger urban design form running through the site. The amended storey height plan is shown below.



3.4 Layout

Policies CS5 and DM01 require development to be of a high quality design and should ensure attractive, safe and vibrant streets which provide visual interest. Proposals should also create safe and secure environments, reduce opportunities for crime and minimise fear of crime.

The proposals demonstrate an internal road and building layout in broad accordance with the Illustrative Masterplan approved under the Outline Planning Application with a few minor changes in the road layout, with a road

running along the western boundary of the site and linking through the roads in the north-eastern corner of the site in lieu of the cul-de-sacs indicated in the Outline Planning Permission. These changes are considered relatively minor and result in a more useable form of development which will allow for example refuse lorries to access the site without needing to turn around or reverse.

Parking

Parking throughout the development is either on plot, on street in close proximity to the dwellings or in shared parking courts. All surface car parking areas are overlooked in accordance with secured by design principles.

The level of parking is discussed in the highways section of this report.

Crime

The proposed layout predominately follows a perimeter block approach, which ensures that all street and public open spaces benefit from being overlooked by active frontages.

Levels

Sweets Way is a relatively level site, with minor and gradual changes of level through the site. Level Access to all buildings is maintained in accordance with the Equality Act 2010 with all dwellings achieving the equivalent of the now deleted lifetime house standards. The applicant has submitted a levels and drainage plan with the application, the content of which is considered satisfactory.

3.5 Appearance

The National Planning Policy Framework 2012 makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The application proposes to erect 202 houses, of a traditional brick built design with pitched roofs. The storey heights of the house include 2, 2.5 and 3 storey dwellings with the 3 storey buildings being predominately erected in the centre of the site along the main spine road and avenues off this road. The 2.5 storey buildings are proposed along the northern and southern edges of the site, and the 2 storey buildings are used in more sensitive locations including most of the eastern and western boundaries of the site. The building forms include a mixture of short terraces, semi-detached and detached dwellings.

The Design and Access Statement submitted with the application breaks these down into 5 main house types:

- **Type A** consists of the houses on the primary spine road consisting

mainly of three storey narrow fronted houses, with recess entrance door with a cast stone surround. Windows are double hung sash with cills and lintels. The first floor openings incorporate French casements (generally to living rooms) with painted black Juliet balustrades. The roof pitch is 30 degrees with a slate roof covering. Chimneys and bays are generally located at the ends of terraces.

- **Type B** consists of two and a half storey Gable fronted houses occur along the link road to the existing houses and incorporate a simple pitched roof porch with bracket supports. Double hung sliding sash windows with cast stone sub cills and 4 course voussoir lintels are used for the ground and first floor windows. The roof / wall junction will be a pointed verge.
- **Type C** houses consist of a continuous series of link detached houses along the northern boundary and incorporate steeply pitching roofs to enable accommodation to be planned within the roof space. The proposed flat roof dormers will be metallic finish grp. Sliding sash windows sit on cast stone / concrete sub cills with cast stone lintels with dropped ends. The porch is a simple monopitch with bracket supports.
- **Type D** consist of a collection of detached houses are located towards the front of the site and are relatively wide fronted. These are two and a half storey with accommodation within the roof space incorporating dormers similar to the link detached houses. Generously sized windows are incorporated to all of the habitable rooms and they incorporate similar sub cills and voussoirs as previously described. The porch will be a simple pitched roof porch with bracket supports.
- **Type E** are located on the edges of the site plan, consisting of wide fronted cottage style houses. These houses are based on a symmetrical plan but in some cases include a single storey projecting bay introducing variety in the street scene. As with all of the previous examples, the windows on the front elevations will be double hung sliding sash windows with cast stone sub cills and 4 course voussoir lintels on at ground level and 3 courses at first floor. The porch will be a simple pitched roof porch with bracket supports.

In addition to the above houses, the application also involves the erection of an apartment building on the northern portion of the site. This apartment block measures up to 5 storeys in height in the central section including roof level accommodation in the form of mansards and central gable feature. The wings of the apartment building drop down in height to first four then 3 storeys in height at the wings.

The building is predominately constructed out of brick with a lower rendered ground floor section over the central portion of the apartment block. Balconies are incorporated within the units with the majority of these being inset with some projecting balconies on the wings.

Access to the car parking and amenity areas to the rear of the building are provided via an opening at ground floor level.

Conclusion for External Appearance

The mixture of the traditional form of the properties is considered appropriate to this location and also provides for variety and legibility with the utilisation of differing house types. It is considered that the architectural approach would result in a high quality development in accordance with the requirements detailed within the Design Code and Policies CS5 and DM01.

Material Specification

The proposed materials strategy for the redevelopment has been extensively discussed with Barnet Council officers and the developer prior to the submission of the application. and a strategy for the primary materials palette has been chosen to create a strong sense of legibility for the development.

For the external walls the application proposes a selection of three main brick colours; Buff Multi, Red Multi and Reddish Brown Multi. For the roof materials propose a mixture of Slate grey tiles and Brindle concrete plain tiles. Other materials include uPVC doors and windows, Metallic effect GRP dormers, aluminium sliding doors and metal faced entrance and garage doors, cast stone cills and dressings with steel balustrades and Juliet balconies.

3.6 Landscaping

Trees and landscaping

Policy DM01 identifies that proposals will be required to include hard and soft landscaping that:

- Is well laid out in terms of access, car parking and landscaping.
- Considers the impact of hardstanding's on character.
- Achieves a suitable visual setting for buildings.
- Provides appropriate levels of new habitat including tree and shrub planting.
- Contributes to biodiversity including the retention of existing wildlife habitat and trees.
- Adequately protects existing trees and their root systems.
- Makes a positive contribution to the surrounding area.

Policy DM01 also states that trees should be safeguarded. When protected trees are to be felled the council will require replanting with trees of an appropriate size and species where appropriate.

In terms of landscaping the application site currently contains 213 trees with a further 11 trees located within close proximity to the site boundary along with areas of grassland, shrubs, hedging, hard landscaped surface and private rear gardens (to the existing houses). The trees on the site are covered by a Tree Preservation Order (Reference Number TRE/BA/86). The Arboricultural

Impact Assessment Report (AIA) submitted with the application assesses the impact of the proposed development on 224 trees in and around the site. Using the approach set out in national guidance on this matter (British Standard 5837:2012) 1 of the assessed trees falls within category A, 116 fall into category B; 40 fall into category B/c; 67 fall into category C; and 1 is assessed as category U which is unsuitable for retention.

The trees on the site are prominent, contain a good mix of species and age ranges and a number of them are of a significant size. As such they make a significant positive contribution to public amenity. The trees are visible from around the site and contribute to the character of the area, where they create a green enclave behind the High Road. The trees are also visible above and between the buildings from Oakleigh Road North, High Road, Greenside Close, Darcy Close, Attfield Close, Domville Close and Millsom Close. At present the trees provide significant screening, both within the site and between the site and surrounding residential housing. They also tie the Sweets Way estate into the wider surrounding residential area, in which trees form a significant part of the character.

The Outline Planning Permission granted approval for the loss of 94 of the assessed trees. This included the loss of 48 of the category B, 24 category B/C and 22 Category C trees.

Taylor Wimpey appointed Aspect as to provide specialist arboricultural advice when drawing up the reserved matters application. Aspect have re-examined the original arboricultural assessment and ascertained that several of the trees which were identified for retention would in reality need to be removed in order to implement the proposal as approved, due to a mixture of factors including impacts on the root protection zones of the trees, the land contamination strategy and or in other circumstances when the retention of the trees would result in the entire residential curtilage being taken up by trees. The layout changes which have been made in relation to the current reserved matters applications in some events also result in greater impact on trees on the site, while other changes result in the development being pulled back from retained trees and providing a setting where there will not be future pressure to fell or lop these trees.

Aspect Arboriculture have submitted a revised arboricultural impact assessment which identifies 130 trees plus 1 group to be removed i.e. an addition 36 trees and 1 group in comparison to what was approved at Outline Stage. The AIA also aims to provide a coherent tree protection strategy, protecting the most important trees down the central spine of the site, and clusters throughout the site including around the areas of public open space. The landscaping strategy also seeks to mitigate the loss of the trees through extensive replacement planting. The proposed planting scheme is based around 5 levels of planting. The first of these concerns the focal tree strategy which aims to provide mature feature trees at strategic locations to provide a focus to spaces and vistas. The second plan involves the primary street tree strategy, the third plan shows the secondary street tree strategy plan, the fourth plan shows the Boundary Tree Strategy Plan and the final plan shows

the Back Garden tree strategy plan.

Overall the proposed tree planting plan will adequately compensate for the trees which are proposed to be lost as a result of the development. The use of larger semi-mature stock as part of the tree strategy is welcomed as these trees will have a more immediate impact on the street scene to the benefit of the visual amenities of the area.

Maintenance

Areas of public open space, estate roads and parking court areas will be the responsibility of a future Management Company for ongoing maintenance. It is a requirement of Condition 44 of the Outline Consent that details of the future management of these spaces is submitted prior to the occupation of the development.

Hard areas

A simple, robust palette of materials is provided including black top on the main spine road, and permeable block paving of differing design on the secondary roads and parking areas. The applicant has not applied for the discharge of Condition 25 (Lighting) and details in this regard will need to be submitted separately under a discharge of condition application prior to the commencement of construction works.

Biodiversity matters

Condition 36 of the Outline Planning Permission requires that details of biodiversity enhancements are submitted with any reserved matters application. To this effect a Biodiversity Enhancement Report from Aspect dated June 2016 has been submitted in support of the application. The report recommends that habitat and faunal enhancements are incorporated into the scheme to benefit a wide range of species groups, including bats, birds, and invertebrates. Proposed measures include habitat creation and enhancement measures including the establishment of native shrubs and trees, along with provision made for boxes for nesting birds and roosting bats.

Conclusion for Landscaping

The landscaping approach is considered to be in accordance with design principles set out in parameter plans. It will frame and complement the architectural approach of the development whilst increasing the overall biodiversity of the site's environment. It complies with Policies CS5 and DM16.

3.7 Amenities of Future Occupants

Dwelling outlook and daylighting

Development plan policy requires that new dwellings are provided with

adequate outlook. The layout proposed for Sweets Way maximizes the outlook of occupiers of the new dwellings, with all houses being located on a north south or east west axis. All of the proposed apartment units are either dual aspect or southern facing and it is considered that all units will receive adequate levels of daylight and sunlight.

Privacy

Across the majority of the site privacy distances are considered to be in keeping with policy requirements with rear to rear distances meeting or exceeding the minimum policy requirement of 21m and the window to flank wall of 12.5m. Front to front distances also predominately exceed 21m. However, in some places the distance separation is lower, dropping to a minimum of 12.5m in one instance. However this reflects the relationship of houses facing one another across a street which accords with good urban design principles of ensuring satisfactory overlooking of public space and vehicular parking areas and similar separation distance have been accepted on earlier phases and were considered acceptable. In these circumstances the relationship achieved is considered to be acceptable without compromising privacy levels.

Dwelling size

Table 3.3 in the London Plan provides a minimum gross internal floor area for different types of dwelling. The Mayor's Housing SPG November 2012 includes a wider ranging Minimum Floorspace Table based upon similar standards.

All of the units proposed would have a gross internal floor area which exceeds the requirements of the London Plan for a dwelling of that type. The proposal is therefore considered to be acceptable in this regard.

Amenity space

Every dwelling has access to some form of private amenity space. The houses all have individual rear gardens with some of the houses also having roof terraces. The proposed flats will all have access to a private amenity area, in the form of a balcony, or patio along with access to shared amenity areas measuring a total of 928 sq.m. of shared communal space.

Noise and air quality

The Outline Planning Permission included a requirement to construct an acoustic fence along the western boundary of the site with Lawson's Timber Merchants along with incorporating noise mitigation measures in the design of the properties located in this portion of the application site.

The applicant has submitted plans and noise calculations showing the erection of a 6m high acoustic fence along the boundary with Lawsons and as also submitted a noise survey showing that habitable rooms will enjoy an acceptable level of noise in accordance with relevant legislative requirements.

A local business; Lawson's has submitted their own acoustic survey raising

concerns relating to the survey which has carried out, in particular with regard to the hours of the survey which were not at the peak hours of Lawson's main activity.

The document from Lawsons has been examined by the Council's Scientific Services Team who requested additional noise information from the applicant. This information has been provided and the applicant has also incorporated additional noise mitigation measures on the rear of the buildings adjoining the timber yard. As a result of which the Council's scientific Services Team have confirmed that they have no objections to the discharge of conditions 48 and 49 of the Outline Consent in conjunction with the current reserved matters application and the additional details submitted.

Conclusions on the amenities of future occupiers

The application is considered to provide adequate amenity space-for all units and acceptable separation distances between elevations. In addition, sufficient noise mitigation measures are incorporated to prevent any further conflict between the development and Lawson's Timber yard. Officers therefore consider the application to be acceptable in these respects.

3.8 Impacts on amenities of neighbouring and surrounding occupiers and users

Local Plan policies seek broadly to promote quality environments and protect the amenity of neighbouring occupiers and users through requiring a high standard of design in new development. More specifically policy DM01 states that proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers and users. Policy DM04 identifies that proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted. Barnet's Adopted Residential Design Guidance SPD (adopted April 2013) provides further guidance on safeguarding the amenities of neighbouring and surrounding occupiers and users.

Overlooking and loss of privacy

The Barnet Residential Design Guidance SPD identifies that privacy is an important design issue, particularly for higher density schemes, and notes that all residents should feel at ease within their home. Paragraph 7.3 of this document states that in new residential development there should be a minimum distance of about 21m between properties with facing windows to habitable rooms to avoid overlooking, and 10.5m to a neighbouring garden. It also notes that shorter distances may be acceptable where there are material justifications.

In relation to the current scheme, the majority of properties maintain a separation distance of greater than 21m and as such would not result in any significant loss of privacy. The properties located at plots 177, 178 and 179 are located only 15m from the rear building line of numbers 10, 12 and 14 Darcy Close. To avoid loss of privacy the applicant incorporates a bespoke

design for these properties whereby the properties contain no rear facing first floor windows, with outlook being restricted to the front only. Due to this it is not considered that these properties would result in any material loss of privacy.

There are also several other instances where distance separations are less than the relevant 21m distance such as on the south of the site where several dwellings are located approximately 18m from properties located on the southern side of Sweets Way facing across the street. However overlooking distances across a street are generally treated as less critical than rear to rear distances due to the public nature of the space and the proposal is considered acceptable in this regard.

Daylight and sunlight

Development plan policies require that new developments allow for adequate daylight and sunlight at neighbouring properties. The Building Research Establishment (BRE) publication '*Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice*' sets out procedures for assessing impacts on daylight and sunlight at neighbouring properties.

The applicant has submitted a detailed Daylight/ Sunlight and Overshadowing Report in support of the application.

In relation to Daylight the report assessed a total of 118 windows (mainly on ground floor level and where applicable at first floor level) on adjoining residential properties regarding existing and proposed daylight (VSC) levels. The results indicated that all windows would meet the BRE requirements (VSC of 27% or less than 0.8 times the existing value) for daylight access and as such passes the relevant BRE test.

In relation to Sunlight the report assessed the impact on 97 windows of adjoining properties. Of these 96 meet the BRE guidelines for both total and winter sunlight, receiving more than 25% of APSH and more than 5% of winter APSH.

In relation to the window which failed, this concerned a ground floor reception window serving 14 Darcy Close which failed the winter APSH test measuring 4% as opposed to 5% recommended in the BRE guidelines but overall this passed the total APSH test. Given the scale of the development, the marginal decrease in winter sunlight to one room is considered acceptable in this instance.

Outlook and visual impact

Development plan policy requires that new developments provide neighbouring occupiers with adequate outlook. As noted previously the height of buildings around the periphery of the site are limited to between 2 and 2 and half storeys in height with gaps provided between buildings to provide views and outlook. The application is therefore considered to be adequate in these regards.

Noise and disturbance

The residential dwellings proposed in the development are of a nature that they would not be expected to generate unacceptably high levels of noise and disturbance to an extent that they would harm the amenities of the occupiers of neighbouring properties (which include residential uses) in the normal course of their occupation.

Officers consider that in relation to possible concerns over noise and disturbance from the new community building proposed, these matters have adequately been addressed through conditions attached to the Outline Planning Permission restricting hours of operation.

Conditions were also attached to the Outline consent to ensure that the construction of the development itself would not result in unacceptable levels of noise and disturbance and also to minimise the amenity impacts arising from the construction of the development more widely including a requirement that works are only carried out within certain hours and in accordance with a Construction Management and Logistics Plan the details of which need to be agreed with the Local Planning Authority.

3.9 Transport, parking and highways matters:

Access

Access has already been approved under the Outline Planning Application, with the only access to the development being through Sweets Way from Friern Barnet Lane to the South. Access to retained parts of the original Sweets Way development located to the east is through the application site and will need to be retained throughout the construction process. Pedestrian access to Oakleigh Road North and High Road Whetstone are also proposed under the current Reserved Matters application.

Several comments have been received from neighbouring residents concerning the closing of the previously open pedestrian route between the site and Oakleigh Road North. This access was closed at the time that the existing properties on the development site were being demolished for health and safety reasons. It is the intention of Taylor Wimpey that this access is reopened in due course when it is safe to do so taken into account the need to exclude the public from construction areas.

Parking

Condition 15 of the outline consent limits the number of residential parking spaces to 488 units for the residential element of the development. The current reserved matters application proposes exactly 488 spaces which equates to the majority of houses having 2 parking spaces each including garages in some instances. 42 garages are proposed on the development either being integral, detached or attached. An additional 3 car parking

spaces is also provided for the Community Centre. This accords in its entirety with the Outline Planning Approval.

Electric Charging

Of the 448 spaces the applicant proposes that 89 of these spaces will be provided with active electric charging points and 90 with passive charging infrastructure which equates to the 20/20 provision required under TfL Parking Standards and to comply with Condition 17 of the Outline Consent.

Accessibility and Inclusivity

The submitted planning documents advise that 10% of units will be built to wheelchair standards which is in compliance with Condition 14 of outline permission B/04309/14. The allocated car parking spaces to these properties are in close proximity to their entrance points.

Public transport accessibility

The Public Transport Accessibility Level (PTAL) of a site is used to assess the extent and ease of access to public transport facilities. Using this measurement, the range of accessibility levels is defined as low accessibility (PTAL 1 or 2), medium accessibility (PTAL 3 or 4) or high accessibility (PTAL 5 or 6). The Public Transport Accessibility Level for most of the site is 3, which is a medium accessibility level.

More specifically, most of the area along the northern boundary of the site has an accessibility index (AI) of approximately 14.5 (AI's between 10.01 and 15.00 equate to a PTAL of 3). Therefore, this area is within the higher end of the PTAL 3 range. A small area along the northern boundary of the site immediately adjacent to the pedestrian access link to the A1000 has a PTAL score of 4. The element of the development containing flats and many of the smaller units proposed is mainly within the area along the northern boundary of the site, where the AI's are higher.

Totteridge and Whetstone Underground station is located 700 metres from the centre of the site, providing services on the Northern Line between High Barnet and Morden via Central London.

Oakleigh Park National Rail Station provides access to First Capital Connect Services between Welwyn Garden City and Moorgate/Kings Cross. The station is located within 1300 m walk from the site (which is outside the walking distance threshold adopted within PTAL assessments).

Several Bus Routes also operate in the vicinity of the site.

Cycle Parking

In relation to cycle parking, for the proposed houses the reserved matters application advises that this will be accommodated within the curtilage of each

individual unit. For the flats, space has been reserved for secure and sheltered cycle parking in accordance with London Plan cycle parking standards, as follows:

- 1 per 1 or 2 bedroom dwelling for residents and 1 per 40 units for visitors
- 2 per 3+ bedroom dwellings for residents and 1 per 40 units for visitors

This is considered acceptable being in compliance with Planning Policy and the parameters of the Outline Planning Permission.

Waste Management

Household recycling and refuse waste collection facilities have been designed in accordance with the requirements set out in London Borough of Barnet's guidance note; 'Information for developers and architects, Provision of household recycling and refuse waste collection services.'

The submitted plans show the proposed location for refuse bins and the location where these will need to be taken on collection day.

Turning circles and vehicular tracking diagrams have been included in the application proposal demonstrating that refuse lorries (and emergency vehicles) can adequately access the development. The main internal estate road and other roads serving this development are not proposed to be offered for adoption. Nevertheless, the roads and other shared surfaces on this development must be constructed to withstand the largest type loads of vehicles proposed to enter/exit these areas. An indemnity condition (No. 2) has been included on the outline planning approval.

Street lighting

No detailed lighting plan has been submitted with the current Reserved Matters Application. It is a requirement of Condition 25 of the Outline Planning Consent that lighting details are submitted prior to the commencement of development and as such it is envisaged that these details will be submitted subsequently in the form of a discharge of condition application.

Conclusion for Transport, Parking and Highways

In summary, the application provides for adequate parking without harming the local highway network and promotes sustainable modes of travel and complies with Policies CS9 and DM17.

3.10 Environmental issues

Construction management

It is a requirement of the Outline Planning Consent that a Construction Management Plan is submitted prior to the commencement of development.

The details of this have not been submitted pursuant to the current reserved matters application and will form part of a future discharge of condition application.

Contaminated land:

Condition 38 require the submission of a contaminated land report and Condition 39 requires the submission of a final verification report. The details of this have not been submitted pursuant to the current reserved matters application and will form part of a future discharge of condition application.

3.12 Safety and security matters:

Development plan policies require new developments to provide a safe and secure environment for people to live and work in and reduce opportunities for crime and fear of crime.

The Metropolitan Police Service have advised that they have no objection to the proposal and are intending to have meetings with the developer in order to work towards achieving secured by design accreditation.

3.13 Flooding and water infrastructure matters:

The application site does not fall within an area identified as being at risk of flooding. However, as the area that the site covers exceeds 1 hectare a Flood Risk Assessment was submitted as part of the outline planning application. The Environment Agency has responded to that consultation and raised no objections to the proposal subject to the attachment of appropriate conditions.

In relation to the current reserved matters application, the applicant has submitted a site wide drainage plan. The details of which have been examined by both the Environment Agency and Thames Water who raise no objections to the proposal.

3.14 Energy, climate change and sustainable construction matters:

London Plan Policy 5.2 requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy

This development would be required to achieve a 35% reduction in carbon dioxide emissions when compared to a building constructed to comply with the 2013 Building Regulations. Policy 5.3 of the London Plan goes on to set out the sustainable design and construction measures required in developments. Proposals should achieve the highest standards of sustainable design and construction and demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.

Local Plan policy DM01 states that all development should demonstrate high levels of environmental awareness and contribute to climate change

mitigation and adaptation. Policy DM04 requires all major developments to provide a statement which demonstrate compliance with the Mayors targets for reductions in carbon dioxide emissions, within the framework of the Mayor's energy hierarchy.

Proposals are expected to comply with the guidance set out in the council's Sustainable Design and Construction SPD in respect of the standard under the Building Research Establishment Environmental Assessment Method (BREEAM) that is met (for the non-residential elements). The council's Sustainable Design and Construction SPD requires that developments achieve BREEAM 'Very Good' or above for their non-residential elements.

While the Code for Sustainable Homes standards have been abolished by the government and does not any longer fall within the Planning remit, these matters are now encompassed under the Building Regulations which require similar standards.

The applicant has submitted an energy statement in support of their application. The energy statement outlines the measures which are proposed to be incorporated into the scheme to achieve this energy reduction. To this effect the application proposes a mixture of measures including utilising energy efficient building materials and the use of low carbon and renewables throughout the scheme. Overall the scheme achieves a 35.04% improvement which complies with the London Plan requirements.

3.15 Archaeological Impacts:

English Heritage – Archaeology, have previously responded to the consultation on the Outline application confirming that there is no archaeological interest in the site. This is due to the lack of recorded archaeological remains in this location and likely disturbance from previous development of the land. They therefore recommended that any requirement for an assessment of the archaeological interest of this site can be waived. Officers accept this assessment and find the proposal acceptable in this regard.

3.16 Environmental Impact Assessment Regulations:

The development for which consent is sought is not considered to be of a description identified in Schedule 1 of the Regulations (Town and Country Planning (Environmental Impact Assessment) Regulations 2011). However, the development is considered to be of a description identified in column 1 of Schedule 2 of the Regulations. The development described in the submission is deemed to fall within the description of 'urban development projects'. The site identified in the plans accompanying the application is not considered to be in or partly in a sensitive area as defined in Regulation 2. As a development falling within the description of an urban development project, the relevant threshold and criteria in column 2 of Schedule 2 of the Regulations is that the area of development exceeds 0.5 hectares. The area of development identified in the information submitted exceeds this threshold. The proposal is therefore Schedule 2 development.

The characteristics, location and the impacts of the development proposed are described in significant detail in other sections of this report and so are not repeated here. Having considered the characteristics of the development, the location of the development and the characteristics of the potential impacts of the proposal (the criteria set out in Schedule 3 of the Regulations) it is concluded that in each of these respects and taken in totality the proposal would not be likely to give rise to significant effects on the environment in the sense intended by the Regulations. The proposal is not situated in (or partially within) a particularly environmentally sensitive or vulnerable location and is not a development with unusually complex or potentially hazardous environmental effects. This is considered to support the conclusion that the proposal would not be likely to give rise to significant effects on the environment in the sense intended by the Regulations.

Taking account of the criteria set out in Schedule 3 of the Regulations and all other relevant factors it is considered that the development described in the information accompanying the application would not be likely to have significant effects on the environment, in the sense intended by the Regulations. Therefore, an Environmental Impact Assessment is not necessary and an Environmental Statement, in line with the Regulations, is not required to be submitted with the application.

An application (reference H/02048/12) for a Screening Opinion in 2012 found that a proposal for more dwellings on the site than the current application has sought (comprising 407 new dwellings) would not require an Environmental Impact Assessment (and that Environmental Statement, in line with the Regulations, was not required to be submitted with the application for planning permission for that proposal).

A screening opinion was submitted concurrently with the outline application under reference B/04384/14. A screening opinion was issued on the 25th September 2014 advising that an Environmental Impact Assessment was not required in conjunction with the application.

A new screening opinion was also submitted accompanying the current reserved matters application under reference 16/3516/ESR. A screening opinion was issued on the 18th August 2016 advising that an Environmental Impact Assessment was not required in conjunction with the application.

4. EQUALITIES AND DIVERSITY ISSUES

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

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

- (c) *foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”*

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

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

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for the proposed development would not conflict with the Council’s statutory duty under this legislation, the Council’s Equalities Policy or the commitments set out in Barnet’s Equality Scheme.

5. COMMENTS ON GROUNDS OF OBJECTIONS

The objections raised are all considered in the appraisal and analysis set out in the relevant parts of the report.

6. CONCLUSION

As conditioned the proposal would not compromise the outline planning permission (B/04309/14) for the redevelopment of the wider site. It accords with the relevant development plan policies, conforms to the design principles and the parameters established in the approved outline application for the Sweets Way development

The proposal is acceptable on visual amenity, access, highways, biodiversity, and drainage grounds. The proposal would not significantly affect the amenities of neighbouring residential properties. It would provide for much needed quality family housing that would have a good standard of accommodation including outlook, privacy and access to daylight.

The design of the development is appropriate for the area, which also providing for variety and legibility. The materials and form relates well to the surrounding development. The layout of the development provides permeability around the site as well as to the external area.

The application also satisfies the requirements of Conditions 16, 17, 19, 21, 26, 28, 29, 30, 31, 32, 33, 36, 37, 42, 43, 45, 48, 49, & 52 of the outline consent.

It is recommended that the application be **approved** subject to the attached conditions.

APPENDIX 1: PROPOSED SITE LAYOUT PLAN

