

LOCATION: Land North Of Mill Hill Rugby Club Off Champions Way
London NW7 2EQ
REFERENCE: 16/6153/FUL
WARD: Mill Hill

Received: 21 Sep 2016
Accepted: 14 Oct 2016
Expiry: 9 Dec 2016

APPLICANT: London Borough of Barnet

PROPOSAL: The development of a Green Spaces Operational Hub on land north of Champions Way, Mill Hill to include a single storey building of 252 sqm incorporating staff office and welfare facilities, storage for green spaces equipment and small maintenance workshop, with a roof top 55sqm photovoltaic array, and 1,187 sqm of external storage for green spaces vehicle parking, green waste, small fuel store and ancillary machinery, plus security fencing and associated landscaping.

RECOMMENDATION: Approve Subject to Conditions

Approved Plans

1. Approved Plans

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

BGS-CAP-00-00-DR-M-001 REV T1: MECHANICAL FACILITY
BSG-CAP-00-XX-DR-L-103 REV P01: TREE REMOVAL AND PROTECTION PLAN
BSG-CAP-00-ZZ-DR-A-3001 Rev P02: PROPOSED SITE SECTIONS
BSG-CAP-00-XX-DR-L-100 REV P02: LANDSCAPE MASTER PLAN
BSG-CAP-00-XX-DR-L-101 REV P02: PLANTING PLAN
COP-CAP-00-G00-DAS-500-004 REV 00: POUND & SWALE SYSTEM
COP-CAP-00-G000-DSP-500-001 REV P01: DRAINAGE STRATEGY LAYOUT
BSG-CAP-00-ZZ-DR-A-2002 REV P01: PROPOSED RENDERED PLANS AND ELEVATIONS
BSG-CAP-00-ZZ-DR-A-1000 REV P00: SITE LOCATION PLAN
BSG-CAP-00-ZZ-DR-A-1002 REV P00: BLOCK PLAN
BSG-CAP-00-XX-DR-L-101 REV P01: PLANTING
BSG-CAP-00-XX-DR-L-100 REV P01: LANDSCAPE MASTERPLAN
BSG-CAP-00-XX-DR-L-101 REV P01: PLANTING PLAN
BSG-CAP-00-ZZ-DR-A-1001 REV P01: PROPOSED SITE PLAN
BSG-CAP-00-ZZ-DR-A-2001 REV P02: PROPOSED PLANS AND ELEVATIONS
XF300/EXT -1A ISSUE 1: GREEN ROOF SYSTEM

Design and Access Statement & Technical Statement September 2016
Ecological Impact Assessment September 2016
Energy Statement & L:ZC Feasibility Study Rev 0 September 2016
Flood Risk Statement July 2016
Cophall Parks Maintenance Facility Desk-based Assessment December 2016.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012) and Policy DM01 of the Development Management Policies DPD (adopted September 2012).

2. **Time Limit**

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.

3. **Demolition of Existing Buildings**

Within 12 Months of the completion of the development, or within an alternative timescales to be submitted to and agreed by the Local Planning Authority, the existing park maintenance facilities shall be demolished, and the land restored in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the Metropolitan Green Belt in this locality in accordance with the provisions of the NPPF, London Plan Policy 7.16 and Local Plan Policies CS7 of the Core Strategy and DM15 of the Development Management Plan.

4. **Samples of Materials**

Prior to any above ground work for the construction of any building, details and appropriate samples of the materials to be used for the external surfaces of the buildings, and prior to the laying of any hard surfaces, details and appropriate samples of the materials to be used for the hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details as so approved and maintained for the lifetime of the development.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

5. **Levels**

Prior to the commencement of development, details of the levels of the proposed buildings, roads, footpaths and other areas relative to adjoining

land and any other changes proposed in the levels of the site associated with the works have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details as so approved before the dwellings approved are occupied within the relevant phase.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers and the health of any trees or vegetation in accordance with policies DM01, DM04 and DM17 of the Barnet Local Plan and policies 7.2, 7.3, 7.4, 7.5, 7.6, 7.13 and 7.21 of the London Plan.

6. **Access Points**

Before the development is commenced; a scheme showing details of access points (Pedestrian and Vehicular), in accordance with the siting, size, dimensions and other details shown on the approved drawing shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the access is satisfactory in terms of highway safety and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

7. **Cycle Parking**

Before the development hereby permitted is occupied, Cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason: To ensure and promote easier access for disabled persons to the approved building in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012 which in turn refers to London Plan Parking Standards.

8. **Travel Plan**

Within 3 months of occupation a Travel Plan that meets the requirements of the Transport for London document 'Travel planning for new development in London' and is ATTrBuTE compliant shall be submitted and approved by the Local Planning Authority. This should include the appointment of a Travel Plan Champion. The Travel plan should be reviewed in accordance with Transport for London's 'standardised approach to monitoring'.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

9. **Construction Management Plan**

No site works or works on this development including demolition or construction work shall commence until a Demolition, Construction and Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

10. **Hours of Construction**

No construction work in relation to the development hereby approved shall be carried out on the site at any time on Sundays, Bank or Public Holidays, before 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on any other days unless in accordance with previously agreed emergency procedures for deviation.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

11. **Noise from Plant**

The level of noise emitted from any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2016.

12. **Contaminated Land**

Part 1

Before development commences other than for investigative work:

a) A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the

site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

d) Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2016.

13. **Hard and Sort Landscaping**

All hard and soft landscaping shall be carried out in accordance with the landscaping scheme as hereby approved and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1,

Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which, within a period of 5 years from the completion of the development, dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased, shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to, any variation.

Reason:

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with Policies CS7 of the Core Strategy (2012) and DM16 of the Development Management Policies (2012).

14. Arboricultural Method and Protection Statement

a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016.

15. Ecology Report

a) No site works (including any temporary enabling works, site clearance and demolition or any investigative works referred in any other conditions, or development) shall be commenced until an ecological method statement and management plan has been undertaken which details any mitigation strategy that may be necessary and has been submitted to and approved in writing by the Local Planning Authority.

b) The site clearance and any mitigation measures shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure that nature conservation interests are not prejudiced by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

INFORMATIVES:

1. In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

- 1) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
- 2) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
- 3) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
- 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
- 5) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
- 6) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

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 shall 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.

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.

National Planning Policy Framework

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

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF retains a presumption in favour of sustainable

development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

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

London Plan 2016

The London Plan is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). In March 2016, the Mayor published (i.e. adopted) the London Plan 2011 consolidated with: the further alterations to the London Plan published in March 2015, the Housing Standards Minor Alterations to the London Plan published in March 2016 and the Parking standards Minor Alterations to the London Plan published in March 2016.

The London Plan policies (arranged by chapter) most relevant to the determination of this application are as follows:

Context and Strategy:

1.1 (Delivering the Strategic Vision and Objectives for London)

London's Places:

2.2 (London and the Wider Metropolitan Area)

2.7 (Outer London Economy)

2.8 (Outer London Transport)

2.13 (Opportunity Areas and Intensification Areas)

London's Economy:

4.1 (Developing London's Economy)

4.4 (Managing Industrial Land and Processes)

London's Response to Climate Change:

5.1 (Climate Change Mitigation)

5.2 (Minimising Carbon Dioxide Emissions)

5.7 (Renewable Energy)

5.10 (Urban Greening)

5.11 (Green Roofs and Development Site Environs)

5.12 (Flood Risk Management)

5.13 (Sustainable Drainage)

5.21 (Contaminated Land)

London's Transport:

6.1 (Strategic Approach)

6.2 (Promoting 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)
- 6.13 (Parking)

London's Living Places and Spaces:

- 7.16 (Green Belt)
- 7.4 (Local Character)
- 7.6 (Architecture)
- 7.14 (Improving Air Quality)
- 7.15 (Reducing and Managing Noise)
- 7.19 (Biodiversity and Access to Nature)
- 7.21 (Trees and Woodlands)

Mayoral Supplementary Guidance

Sustainable Design and Construction (May 2006)

The Sustainable Design and Construction (SPG) seeks to design and construct new development in ways that contribute to sustainable development. In terms of waste, the preferred standard seeks to provide facilities to recycle or compost at 60% of waste by 2015. The SPG also states that the siting of recycling facilities should follow consideration of vehicular access to the site and potential (noise) impacts on amenity.

The Mayor's Climate Change Mitigation and Energy Strategy (October 2011)

The strategy seeks to provide cleaner air for London. This strategy focuses on reducing carbon dioxide emissions to mitigate climate change, securing a low carbon energy supply for London and moving London to a thriving low carbon capital.

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Relevant Local Plan (2012) Policies

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD which were both adopted on 11 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)
- 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 integrated community facilities and uses)
CS11 (Improving health and wellbeing in Barnet)
CS13 (Ensuring the efficient use of natural resources)
CS15 (Delivering the Core Strategy)

Development Management Policies (Adopted 2012):

DM01 (Protecting Barnet's character and amenity)
DM04 (Environmental considerations for development)
DM14 (New and existing employment space)
DM13 (Community and education uses)
DM15 (Green Belt and open spaces)
DM16 (Biodiversity)
DM17 (Travel impact and parking standards)

Supplementary Planning Documents and Guidance

The Council has a number of adopted Supplementary Planning Documents (SPDs) which provide detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet including generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards. They are material considerations for the determination of planning applications:

Local Supplementary Planning Documents and Guidance:
Sustainable Design and Construction SPD (April 2013)

Copthall Planning Brief

The Council adopted the Copthall Planning Brief following extensive public consultation in September 2016. The brief sets out the spatial strategy for the development of the wider Copthall site. The brief includes provision for the relocation of both the Parks Maintenance Facility and the leisure centre to the positions indicated in the relevant application. The current application is therefore in full accordance with the Brief.

1.2 Key Relevant Planning History

The application site location was last used as the site of Copthall Girls School prior to their relocation. This was consented under the application below.

Application Ref.	Description of Development	Decision and Date
W04226	Demolition of school buildings on south site and some buildings on north site; erection of replacement school buildings on north site (5,560 sq.m.).	Granted 13/12/1993

There are also 3 current planning applications on the wider Copthall Site which are currently pending determination. These include:

An application for the relocated Copthall Swimming Pool (planning reference 16/6074/FUL) the report for which forms part of this agenda;

An application for the construction of a new combined Boys and Girls school (planning reference 16/6662/FUL), which is currently under determination;

An application for the extension of the existing community stadium at Allianz Park including the demolition and rebuild of the existing west stand (planning reference 16/8173/FUL) which has recently been submitted and is awaiting validation at the time of writing this report.

1.3 Public Consultations by the Council and Views Expressed

Public Consultation

104 local residents were consulted on the planning application by letter on 7 November 2016. A site notice was also erected on 20th October 2016.

Number of Responses from Residents and Businesses

As a result of the public consultation one public response has been received from the Hendon and District Archaeological Society raising the following comment:

‘Section 2.4 of the Planning, Design and Access & Technical Statement indicates that this site is within an Area of Special Archaeological Significance, and acknowledges that a condition may be imposed requiring further investigative works in this regard. We ask the Council to do so. I am copying this to Sandy Kidd of Historic England’

Officer Comment: Historic England (Archaeology) have advised that they do not require any further investigation following an assessment of a archaeological desktop assessment.

Consultation Responses from Statutory Consultees and Other Bodies

Highways England

No Objections.

Sport England

No Objections.

Historic England (Archaeology)

Following receipt of archaeological desk-based assessment no need for any additional investigations.

Natural England

No objections raised, reference made to standing advice.

Thames Water

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Internal Consultation responses

Transport and Regeneration

No objections to proposal subject to appropriate conditions and informatives. Comments incorporated in officer report below.

Environmental Health

No Objections subject to recommended conditions concerning plant noise and contamination.

Trees and Landscaping

Approximately 83 trees will be removed to facilitate this development. The quality of these trees has not been evaluated by the project arboriculturist. However they are self-seeded trees growing through a hard surfaced area and therefore the value can be considered low individually.

The proposed landscape plan provides for 45 specimen trees and 191 trees within a wildlife buffer. This level of planting will adequately offset the loss of trees for the development in the medium term.

The landscape plan also provides for features such as hedgerows and wet areas as recommended in the ecological report.

Recommendations

Applicant to provide an arboricultural method statement detailing how retained trees will be protected throughout all the development stages. Applicant to provide an ecological method statement that details protective measures

to ensure the identified species are not harmed by this development.

Applicant to fully implement the landscape design.

Reason: To protect visual tree amenity in the local area in accordance with DM01.

The ecological impact assessment identifies species and habitats that are supporting slow worms, amphibians and birds. The report recommends a number of mitigation measures that should be deployed for the development.

2. DESCRIPTION OF THE SITE, SURROUNDINGS AND PROPOSAL

2.1 Site Description and Surroundings

The application site covers an area of approximately 0.14 hectare, close to the junction of Page Street and Champions Way. The site is currently not in use, but formed part of the former Copthall Girls High School. It is considered as a previously developed site with evidence of former hard standings and access roads.

The site is part of the Copthall leisure area within Mill Hill in the heart of the Borough. It borders the Mill Hill Rugby Club, which has its club house abutting the southern boundary of the site.

To the south of the site is located the Hasmore Girl's School and land currently used as public open space, and to the north a wooded area which also forms part of the former Copthall Girls School. The Copthall Leisure estate is typified by a mix of playing fields for rugby (for private club and general public use), football and cricket, as well as a golf centre, Power League Soccer, the Allianz Stadium (home to Saracens Rugby Club and Shaftesbury and Barnet Harriers Athletics Club, and open spaces.

2.2 Background and Description of the Proposed Development

The proposed new Copthall Parks and Green Spaces Maintenance/Operations Hub will replace the existing depot which is located on Champions Way some 400 metres to the east. The existing depot will need to be relocated to facilitate the development of the new Copthall Leisure Centre, which is the subject of a separate planning application. In addition, coinciding with this requirement is the disposal of the Council's main depot at Bittacy Hill, in Mill Hill.

Planning permission has been granted for a new central depot at land off Oakleigh Road South near Friern Barnet, and construction of that new depot is underway. However, the Council is seeking to retain a satellite facility at Copthall given the need for a current facility, its central location and accessibility that affords to the open spaces in the Borough and the substantial open spaces and sports estate at Copthall itself.

The existing facility includes an L-shaped double height building set back between 10 and 20 metres from Champion Way. To the front of the brick buildings is a security wall and hard standing forecourt. To the eastern flank of the building is an outside storage area. There are a number of containers stored on the site. The facility is unattractive and in a prominent location.

The existing depot will be demolished on completion of the new base and the site landscaped as open space associated with the new Copthall Leisure Centre.

The existing depot in Champions Way, currently provides part of the Green Spaces maintenance service including (but not exclusively) the following maintenance operations:

- grass and hedge cutting,
- shrub and rose bed maintenance
- seasonal bedding planting and maintenance
- cleansing of parks
- sports pitch/facilities maintenance and marking
- park infrastructure maintenance – play areas, benches, bins, buildings etc.
- emergency response – storms, snow clearance Etc.

In order to deliver these operations the site provides for the storage of machinery, equipment, materials and the facilities for rubbish disposal, supported by associated vehicles. The current site provides welfare facilities for staff and a small office. The maintenance operation fluctuates according to the seasons, working longer hours in the summer and shorter in the winter, the quantum of staff also varies accordingly. At peak service delivery times (summer) the following teams are situated at Copthall Depot (this can also vary with small movements of teams across the operational delivery estate).

- 2x Horticulture Team (5 staff)
- 3x General Grass Cutting Teams (12 staff)
- 2x Fine Turf Teams (4 staff)

The proposed development will see these operations relocate, together with some additional Green Spaces operations from the Mill Hill depot site. Overall the

operations on the site will include (again there may be small number fluctuations according to service demand/ seasonality):

- 2x Horticulture Team (5 staff)
- 5x General Grass Cutting Teams (20 staff)
- 4x Fine Turf Teams (8 staff)
- 1x Response Team (2 staff)
- 3x Litter Teams (2 staff)

The new replacement facility will have the same type of operations as the existing site and therefore similar facilities to support these operations:

- Supervisors office
- Welfare facilities including kitchenette, toilets and shower
- Parking for Green Spaces vehicles, including supervisor vans and transit cage vans (majority of which will not be on-site overnight)
- Storage for Green Spaces equipment, internal secure storage of machinery and vehicles (mowers etc), and secure outside storage of materials, trailers, and water bowsers
- Small fuel store, provision for mowers and associated rubbish disposal facilities i.e. green waste

The site currently and as proposed provides a base for Green Spaces operational and supervisory staff. The majority of those who will use the site, would work off site throughout the borough during the day. Generally staff will arrive in their work vehicles (vans) to collect their days work and respective equipment, tools etc and then return at the end of the working day. The duration of visits would be around an hour.

The operating times of the facility vary with the seasons, with starting times from 6.00 am and core finishing times at 18.00 in the summer and 16.00 in the winter.

The current facility and the replacement facility also support occasional emergency call outs and during the summer the watering of bedding which may involve one to six staff visiting the depot outside of the core operating hours.

3. PLANNING CONSIDERATIONS

3.1 Background

3.1 Principle of Development

The National Planning Policy Framework (NPPF) states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. Development that accords with an up-to-date Local Plan should be approved.

In relation to the historic use of the land, the land previously formed part of the Copthall Girl's School. Planning Permission for the Girl's School to move to a new site in Pursley Road was granted in 1993. It was a condition of that consent that the old school be demolished and the land restored to recreational fields.

The application site and, indeed, the whole Barnet Copthall Leisure complex is designated Metropolitan Green Belt within which National, Strategic and Local Planning policies place strict restrictions on the development of land.

Relevant policies are set out in the National Planning Policy Framework (NPPF), London Plan Policy 7.16 as well as Local Plan Policies CS7 of the Core Strategy and DM15 of the Development Management Plan.

Paragraph 79 of the NPPF advises that:

'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

In relation to the purpose of the Green Belt Paragraph 80 advises that:

'Green Belt serves five purposes:

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'*

In relation to what is considered as appropriate development within the Green Belt NPPF paragraph 89 advises that:

'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt*

and does not conflict with the purposes of including land within it;

- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'*

In the case of the application proposal, the site would provide a facility for the storage of facilities necessary for the maintenance of public open space within the borough including the Copthall site where this application is proposed. The proposed buildings replace existing buildings which are located in a prominent position further along Champions Way in close proximity to the existing leisure centre. While the proposed replacement site is larger in site area (1400 sq.m in comparison to 1200 sq.m), the percentage increase is relatively small at less than 17% and account needs to be taken of the impact of the replacement location in relation to the degree in which it maintains the openness of the greenbelt.

The proposed new location is located closer to the entrance to the site from Page Street in a portion of land previously occupied by the Copthall School (South) site. The area of land is currently gated off and there is no public access to it. The proposed buildings are set in back in the site and would be of very limited visibility from the public realm, particularly following the installation of the proposed landscaping. On these basis the erection of the Green Spaces Operational Hub in this location is considered acceptable representing an appropriate use as defined in the NPPF and London and Local Plan policies and would not conflict with the purposes of including the site within the Metropolitan Green Belt.

3.3 Design

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. It identifies that good design involves integrating development into the natural, built and historic environment and also points out that although visual appearance and the architecture of buildings are important factors, securing high quality design goes beyond aesthetic considerations.

Local Plan policy DM01 states that all development should represent high quality design that is based on an understanding of local characteristics, preserves or

enhances local character, provides attractive streets and respects the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

The London Plan also contains a number of relevant policies on character, design and landscaping. Policy 7.4 of the London Plan states that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and is informed by the surrounding historic environment.

In the case of the current application, while the proposal is for the erection of a single storey building measuring 7.88m in depth and 36m in width (283 sq.m), measuring 3.925m at eaves with a mono pitched roof rising to 5.067m. Photovoltaic panels are proposed on the roof, with the remainder of the roof proposed to be a sedum green roof. The overall appearance of the building is considered acceptable given its single storey nature and its position set back in the site.

3.5 Amenity

Part of the 'Sustainable development' imperative of the NPPF 2012 is pursuing improvements to amenity through the design of the built environment (para 9). Amenity is a consideration of London Plan 2016 policy 2.6 'Outer London: Vision and Strategy' and is implicit in Chapter 7 'London's Living Places and Spaces'. In addition Barnet Development Management Policies DPD (2012) DM01 as well as the Sustainable Design and Construction SPD provide further requirements and guidance.

Impact of Proposed Buildings

Due to the limited height of the buildings and distance from surrounding residential properties on the opposite side of Page Street it is not considered that the proposed buildings would in themselves result in any impact upon daylight, sunlight or privacy.

Noise and general disturbance

Due to the proposed operating hours between 6.00 am and 6pm (4pm in the winter) it is not considered that the uses proposed would result in any significant impact upon residents in the vicinity of the site. Scientific Services have also raised no objections to the proposal subject to the attachment of a condition concerning plant noise which is attached to this recommendation.

Construction impacts

The majority of the buildings are at least partly prefabricated structures which will result in a shorter construction time period. Nevertheless other site preparation work will also be required including the site preparation and tree felling. It is considered that disturbance to neighbouring residents can be minimised through appropriate safeguards. These include the submission of a detailed construction management plan and the limiting of hours of construction to normal working hours.

3.6 Transport, highways and parking

Policy context

Policy CS9 of the Barnet Core Strategy (Providing safe, effective and efficient travel) identifies that the Council will seek to ensure more efficient use of the local road network and more environmentally friendly transport networks, require that development is matched to capacity and promote the delivery of appropriate transport infrastructure. Policy DM17 (Travel impact and parking standards) of the Barnet Development Management Plan document sets out the parking standards that the Council will apply when assessing new developments. Other sections of policies DM17 and CS9 seek that proposals ensure the safety of all road users and make travel safer, reduce congestion, minimise increases in road traffic, provide suitable and safe access for all users of developments, ensure roads within the borough are used appropriately, require acceptable facilities for pedestrians and cyclists and reduce the need to travel.

The scale of movements likely to be generated by this development are likely to be minimal with 37 staff using the site has a base. The site includes provision for the parking for Green Spaces vehicles, including supervisor vans and transit cage vans. The site also provides storage for machinery and vehicles such as mowers.

The Council's highway officers have not raised any objections to the scheme subject to conditions concerning site access details and conditions requiring the applicant to enter into a travel plan and provide appropriate cycle parking provision. Suitable conditions are included under the recommendation section above.

3.8 Energy, Sustainability, and Resources

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

London Plan Policy 5.2 'Minimising Carbon Dioxide Emissions' requires all major developments to achieve a 40% reduction in carbon dioxide emissions on 2010 Part L Building Regulations. The London Plan Sustainable Design and Construction SPG 2014 updated this target of 35% on 2013 Part L 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. The Further London Plan Chapter 5 policies detail specific measures to be considered when designing schemes including decentralised energy generation (Policies 5.5 and 5.6), renewable energy (Policy 5.7), overheating and cooling (Policy 5.9), urban greening (Policy 5.10), flood risk management and sustainable drainage (Policies 5.13 and 5.15).

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.

Due to the size of the building the application does not need to achieve a BREEAM rating and also does not need to meet the specific carbon targets of the London Plan, which are applicable to major applications. Notwithstanding this the applicant has used the structure and principles of energy assessment for London Plan compliance as a guide for the development of the energy strategy for this development.

The application proposes a variety of measures including thermally efficient building fabric, low energy lighting and fittings, and the provision of openable windows for ventilation. The application also proposes 55 sq.m of solar panels on the roof. These measures are considered satisfactory and appropriate given the scale of the building.

3.9 Landscaping and biodiversity

The 'sustainable development' imperative of NPPF 2012 includes enhancing the natural environment and improving biodiversity (para 7). London Plan 2016 policy 7.19 states that development proposals, where possible, should make a positive contribution to the protection, enhancement, creation and management of biodiversity. Barnet Local Plan policy DM16 states that when it is considering development proposals the council will seek the retention, enhancement or creation of biodiversity.

Trees

Approximately 83 trees will be removed to facilitate this development. The quality of these trees has not been evaluated by the project arboriculturist. However they are self-seeded trees growing through a hard surfaced area and therefore the value can be considered low individually.

The proposed landscape plan provides for 45 specimen trees and 191 trees within a wildlife buffer. This level of planting will adequately offset the loss of trees for the development in the medium term. The landscape plan also provides for features such as hedgerows and wet areas as recommended in the ecological report.

The Council's Arboricultural Consultant has advised that they concur with the above and consider the proposed landscaping appropriate. No objections are raised

subject to appropriate conditions which are attached.

Biodiversity

The applicant has submitted an ecology statement in support of the planning application which advises that the development site is of high nature conservation value, providing foraging and community for bats, birds, and other reptiles and mammals and also contains a known colony of Slow Worms. While slow worms are protected the relocation of slow worms does not need a licence from Natural England although any removal should only be made by licenced individuals. The ecology report advises that providing the development includes appropriate mitigation, the development would not result in any significant ecological harm. Suggested mitigation measures include the submission of a detailed method statement and mitigation strategy and management plan prior to the commencement of development and providing appropriate mitigation measures through the proposed landscape strategy and providing bat and bird boxes. Suitable conditions are attached to require the submission of the method and mitigation strategy and to ensure the implementation of the submitted landscape strategy.

3.10 Other matters

Ground conditions and Contamination

In regards to potential contamination, the scientific services team have recommended a standard land contamination condition as this site was previously developed. Subject to the attachment of this condition the application is considered acceptable in this regard. It is noted that the end use is not a sensitive use as defined in legislation.

Fire and Explosive Risk from storage of Fuel on Site

The application contains a small fuel store on site. Any fuel stored would have to comply with the relevant legislative standards and is controlled by the Health and Safety Executive. The proposal is also not dissimilar to petrol filling stations which are often located close to residential properties. Approval by the fire service is also required as part of Building Regulation Approval. As such as this matter is covered by other legislation it is not considered that the potential risk would warrant the refusal of the application.

4. EQUALITY AND DIVERSITY ISSUES

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

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

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

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

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

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

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

7. CONCLUSION

In conclusion, the scheme is considered acceptable on balance having regard to relevant policies and guidance.

APPENDIX 1: Site Location Plan

