

	<h2>Hendon Area Committee</h2> <h3>24 July 2017</h3>
<p style="text-align: right;">Title</p>	<p>Mill Hill ‘Town Square’, Brockenhurst Gardens</p>
<p style="text-align: right;">Report of</p>	<p>Strategic Director for Environment</p>
<p style="text-align: right;">Wards</p>	<p>Mill Hill and Hale</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix 1-Summary of objections and endorsements received. Appendix 2-Scheme drawing. Appendix 3-Consultation Letter</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Jamie Cooke, Cara Elkins, Therese Addison on 020 8359 3555.</p>

<h3>Summary</h3>
<p>This report seeks that Committee provides officers with its decision on how the Mill Hill ‘Town Square’ project should proceed.</p> <p>This report summarises the work which has been undertaken to date in relation to the Mill Hill ‘Town Square’ proposals at the junction of Mill Hill Broadway and Brockenhurst Gardens. Information provided to the Hendon Area Committee includes detail on the consultation responses received and requests that Committee provides officers with its decision on how the project should proceed.</p>

<h3>Recommendations</h3>
<ol style="list-style-type: none"> 1. That the Hendon Area Committee should give due consideration to the representations received during the consultation process and instruct the Strategic Director for Environment if Members wish to proceed with the implementation of Mill Hill ‘Town Square’ and amendments to the waiting and

loading restrictions on Brockenhurst Gardens.

2. That subject to approval of 1 above the Committee agrees to allocate the additional funding of £13000 from this year's CIL Area Committee to complete the design and implementation of Option 2.

1. WHY THIS REPORT IS NEEDED

- 1.1 The report is needed to outline the responses received to the statutory consultation carried out in relation to the installation of a Town Square in Brockenhurst Gardens and the consequential changes to the current waiting and loading restrictions on Brockenhurst Gardens.
- 1.2 This scheme meets the London Borough of Barnet's priority of maintaining the right environment for a strong and diverse local economy by creating a more vibrant and appealing town centre for residents of Mill Hill and Hale wards, and attracting shoppers and visitors from neighbouring areas who would not otherwise come to Mill Hill or visit the locality for recreational purposes.
- 1.3 The scheme originated from the Mill Hill Neighbourhood Forum specifically to address planning concerns in Mill Hill and to put into place a proactive approach for preventing the decline of the town centre. The Mill Hill Neighbourhood Forums survey to 10,000 homes in spring 2015 revealed unanimous support among local residents for a programme of visiting markets to enliven the Broadway. A three day celebration for the Queens 90th birthday crucially allowed the forum to pilot the use of the proposed 'Mill Hill Town Square' in Brockenhurst Gardens for a stage, bar and street food, and showed potential for this as a community space and town square.
- 1.4 The matter was raised as a Members Item at the 6 July 2016 Hendon Area Committee where the committee unanimously agreed to award £12,000 to the Mill Hill Pocket Park Project (now known as the Mill Hill 'Town Square') from its Hendon Area Committee CIL budget. In addition to the funding from the Hendon Area Committee, the Mill Hill Neighbourhood Forum gained £8,000 funding from Tesco.
- 1.5 Following the successful funding allocation, the council undertook a review of the potential options for the 'Mill Hill Town Square' Three options were developed and presented at a meeting on 19 January 2017 attended by council officers, a member of Mill Hill Neighbourhood Forum and a ward member. Option 2 met all the concept objectives and it was agreed that Option 2 would be developed further for public consultation.
- 1.6 **Appendix 2** illustrates the proposals presented to the public, emergency services, councillors and stakeholders.
- 1.7 A subsequent site visit confirmed that although 36 metres of pay by phone parking bays would be removed from the north end of Brockenhurst Gardens

site investigations confirmed that 18 meters of Monday to Friday 11am to midday waiting and loading restrictions opposite numbers 2 to 6 Brockenhurst Gardens would now be re-designated as pay by phone parking bays.

- 1.8 The council undertook a statutory consultation between 23 February 2017 and 16 March 2017. A copy of the consultation document is attached as Appendix 3 of this report. The aim of the consultation was to seek views on the creation of a 'Town Square' utilising approximately 170m² of existing carriageway on Brockenhurst Gardens where it meets The Broadway. A total of 350 consultation letters were delivered to residents, emergency services, councillors and stakeholders. A total of eight responses were received of which 6 objected to the scheme / proposals and 2 supported the scheme / proposals. See Appendix 1 for overview of responses.
- 1.9 Following consultation with residents, businesses and ward councillors, comments in favour of the scheme as well as objections to the creation of the 'Town Square' and amendments to the waiting and loading restrictions have been received.
- 1.10 A petition organised by the Mill Hill Neighbourhood Forum of 361 signatures in favour of the scheme was received and was presented to the Hendon Residents Forum on the 5 July. The signatures were collected at a two day event in Brockenhurst Gardens on 16 and 17 June 2017 but did not form part of the statutory consultation.
- 1.11 The concerns raised from the consultation are set out in more detail in **Appendix 1 - Summary of Objections**. Officers consider that the objections can be addressed and that the initiative to create a town square could have benefits for the Mill Hill community and visitors in general. It is considered that the loss of parking is not significant when taken into context of the advantages of the overall project.

2. REASONS FOR RECOMMENDATIONS

- 2.1 It is recommended that Committee provides officers with its decision on how the Mill Hill 'Town Square' project should proceed, considering the information presented. The proposals are recommended as part of the Council's commitment to promote public spaces within town centres and improve and enhance a feeling of community for residents, visitors and businesses. Officers consider that the scheme will promote community cohesion and provide an environment for the residents and businesses of Mill Hill to meet and hold social events.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Officers view that there are three options on how to proceed

1. Decision to go ahead as originally planned and have a permanent 'Town Square'

2. Decision to have a non-permanent designated area for community events, retaining the parking bays but restricting parking on Saturdays when the space will be utilised for events, although Tesco may not fund this approach as it differs from the scheme they proposed to fund.

3. Decision to not proceed with any of the proposed improvements. This will however not address the original request made by the community.

4. POST DECISION IMPLEMENTATION

4.1 Residents of the affected properties and ward councillors will be advised of the outcome of the decision. If a decision is made to go ahead with the scheme the measures will be implemented during the 17/18 financial year.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The proposals here will particularly help to deliver the Corporate Plan delivery objectives of “a clean and attractive environment, with well-maintained roads and pavements, flowing traffic” and “a responsible approach to regeneration, with thousands of new homes built” by helping residents and particularly school children to feel confident moving around their local area on foot, and contribute to reduced congestion.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 The estimated implementation cost for the recommendations was £20,000 (based on prices contained in Year 2, Volume 4 Adjusted Rates – London Highways Alliance Contract (LoHAC) Northwest1). The cost was agreed to be funded from the 2016/17 Area Committee CIL allocation of £12,000 (July 2016) and TESCO Supermarkets £8,000.

5.2.2 To complete the design and implementation of the proposed permanent scheme, additional funding from Hendon Area Committee CIL budget of £13,000 will be required. This additional funding is required due to unforeseen additional consultation and communications following the results of the statutory consultation and the estimated cost of implementing the selected option.

5.2.3 If the scheme is to be implemented, the authorisation for spend and reporting of spend will be undertaken in line with the council budget monitoring and reporting process. In addition, current contracts will be used and at this stage no additional procurements are required.

5.2.4 Prior to any approval of any further requests from this budget at this Committee, the total funding available is £177,298. This balance consists of

an in year CIL allocation of £150,000 combined with a prior year carry forward of £20,500 minus items agreed at previous Committee meetings, and any underspends returned to the Area Committee fund.

5.2.5 At this stage there are no implications on property, staffing or IT.

5.2 Social Value

High The scheme will enhance the social and environmental integrity of the already vibrant and busy Mill Hill Broadway and encourage residents and visitors to take pride in their area.

5.3 Legal and Constitutional References

5.4.1 The Council's Constitution, in section 15 headed "Responsibility for Functions" (Annex A) states that Area Committees may take decisions within their terms of reference provided it is not contrary to council policy and can discharge various functions, including highway use and regulation, within the boundaries of their areas in accordance with Council policy and within budget.

5.4.2 The Traffic Management Act 2004 places an obligation on local traffic authorities to ensure the expeditious movement of traffic on their road network. Authorities are required to make arrangements as they consider appropriate for planning and carrying out the action to be taken in performing the duty.

5.4.3 The Council as the Highway Authority has the necessary legal powers to introduce or amend Traffic Management Orders through the Road Traffic Regulation Act 1984.

5.4 Risk Management

5.4.2 None in context of this report. Risk management may be required for work resulting from this report.

5.5 Equalities and Diversity

5.5.2 The 2010 Equality Act outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies **to have due regard** to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010
- advance equality of opportunity between people from different groups
- foster good relations between people from different groups

5.5.3 The broad purpose of this duty is to integrate considerations of equality into day business and keep them under review in decision making, the design of policies and the delivery of services.

5.5.4 The Corporate plan 2015-2020 sets the Strategic Equalities Objective, which is: that citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer. Changes to policies and services are analysed in order to assess the potential equalities impacts and risks and identify any mitigating action

possible before final decisions are made.

- 5.5.5 No specific impacts have been identified. However the situation will be monitored throughout the implementation.

5.6 Consultation and Engagement

- 5.6.2 The council undertook a formal consultation on 23 February 2017. An overview of the consultation is provided in section 1.8 (detail on the consultation can be found in Appendix 1.)

5.7 Insight

- 5.7.1 No specific insight has been undertaken in order to inform the recommendation, except for the consultation above.

6 BACKGROUND PAPERS

<https://barnet.moderngov.co.uk/documents/s35306/Mill%20Hill%20Markets%20Programme.pdf> – Mill Hill Markets Application for non-CIL Community funding.

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=717&Mid=8657&Ver=4> – Hendon Area Committee Wednesday 26 October 2016.